

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):	70.00	Bathrooms:	2	Age:	28
Lot Area: (sq.ft.)	7,013.10	Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,736.19
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	018-695-817

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 1, PLAN LMP15516, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Pantry,Storage Shed

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'10 x 8'9	Main	Walk-In Closet	8'2 x 4'7
Main	Living Room	14'0 x 17'10	Main	Bedroom	10'0 x 10'4
Main	Dining Room	11'7 x 11'5	Main	Bedroom	10'6 x 12'0
Main	Family Room	19'5 x 7'0	Above	Recreation Room	11'11 x 19'7
Main	Laundry	8'5 x 10'2			
Main	Foyer	5'1 x 9'11			
Main	Primary Bedroom	13'11 x 12'2			

Finished Floor (Main):	1,781 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	307 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,088 sqft	Crawl/Bsmt Height:	4'			
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,088 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home to this meticulously maintained and cared for 3 bed/2 bath rancher in desirable Promontory. Close to shopping, restaurants, parks, hiking trails and all levels of schools. Bright open concept living and dining space with cozy gas fireplace. Beautifully updated kitchen with stainless steel appliances, complete with island and pantry. French doors open up to your fully fenced, private backyard and spacious covered patio/deck, perfect for year round use. Bonus loft space over the garage for the family rec room or 4th bedroom. Other features and upgrades include A/C, and new roof in 2022. Ample space for parking and RV parking too! This beautiful family home is move in ready, book your private tour today.