

Depth/Size (ft):	134.06	Bedrooms:	3	Approx. Year Built:	1953
Frontage (ft):	57.97	Bathrooms:	1	Age:	71
Lot Area: (sq.ft.)	7,804.00	Full Baths:	1	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,491.82
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	001-920-731

Style of Home:	Rancher/Bungalow	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Storm Sewer,Water

Legal: LOT 10, PLAN NWP11059, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia, Stonehaus Realty (Kelowna)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'9 x 19'3	Below	Den	9'0 x 14'2
Main	Dining Room	14'11 x 14'0	Below	Storage	8'4 x 12'7
Main	Kitchen	10'7 x 12'11	Below	Recreation Room	25'4 x 11'2
Main	Primary Bedroom	9'0 x 11'0	Below	Utility	5'10 x 12'8
Main	Bedroom	8'4 x 11'6			
Main	Bedroom	14'5 x 9'6			
Main	Foyer	5'8 x 7'10			

Finished Floor (Main):	1,193 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	737 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,930 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,930 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover an enticing investment opportunity in a neighborhood poised for growth! Lots of potential with Guildford Plan Stage 2 approved, big things are on the horizon. Explore this charming rancher nestled on a 7804 sq ft fully fenced lot, a gardener's paradise! Boasting 3 beds, 1 bath, and proximity to shopping, restaurants, and transit, this property won't last!