

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1967
Frontage (ft):		Bathrooms:	2	Age:	57
Lot Area: (sq.ft.)	8,873.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,185.13
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	003-764-443

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	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:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 36, BLOCK 3, PLAN NWP16346, DISTRICT LOT 396, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed,Swimming Pool Equip.,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 12'3	Below	Flex Room	13'10 x 11'3
Main	Dining Room	17'1 x 11'7	Below	Foyer	11'7 x 10'2
Main	Kitchen	19'8 x 10'9	Below	Storage	12' x 6'3
Main	Primary Bedroom	12'9 x 11'9	Below	Storage	5'4 x 4'9
Main	Bedroom	10'9 x 10'9			
Below	Recreation Room	23'6 x 11'9			
Below	Bedroom	11'3 x 10'3			

Finished Floor (Main):	1,252 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,131 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,383 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,383 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

WELCOME HOME - this charming rancher w/fully finished basement offers plenty of room for the whole family. Situated on a private 8873 sq ft lot, the yard is an entertainers delight w/gas heated 12x24 above ground pool & 1250 sq ft of deck & patio areas to enjoy morning coffee or afternoon guests. Lots of updates in the past years - kitchen w/gas stove, baths, windows, 2 yr. roof, furnace w/CENTRAL AIR, HWT, updated electrical drop, blinds & exterior doors - nothing to do but move in! LOWER LEVEL FEATURES fully operational hair salon (flex rm) but lots of options to make this a suite. PRIME LOCATION to transportation, shopping, elementary and MRSS high school. Call today for a private viewing. You won't be disappointed!