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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 155 feet | Bedrooms: | 5 | Approx. Year Built: | 1971 |
| Frontage (ft): | 134.68 | Bathrooms: | 3 | Age: | 53 |
| Lot Area: (sq.ft.) | 20,946.00 | Full Baths: | 2 | Zoning: | RS-1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$6,331.86 |
| Rear Yard Exp: | | | | For Tax Year: | 2022 |
| View: | No | | | P.I.D.: | 005-091-241 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Parking: | Total: 2 - Covered: 2 |
| Construction: | Log | Covered Parking: | 2 |
| Exterior: | Wood | Parking Access: | |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Vinyl/Linoleum,Carpet | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer |
| Legal: | LOT 306 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53420 |
| Amenities: | |
| Site Influences: | Central Location,Private Yard |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Preferred Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|---------------|
| Main | Primary Bedroom | 13'7 x 13'5 | Main | Laundry | 5'10 x 11'0 |
| Main | Bedroom | 16'1 x 9'2 | Bsmt | Steam Room | 10'5 x 13'2 |
| Main | Bedroom | 10'6 x 9'2 | Bsmt | Bedroom | 16'10 x 11'11 |
| Main | Living Room | 19'5 x 12'1 | Bsmt | Walk-In Closet | 5'2 x 3'10 |
| Main | Dining Room | 10'2 x 11'1 | Bsmt | Recreation Room | 30'7 x 13'9 |
| Main | Kitchen | 8'11 x 12'0 | Bsmt | Bedroom | 9'4 x 11'10 |
| Main | Eating Area | 9'5 x 12'0 | Bsmt | Steam Room | 18'10 x 16'8 |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,707 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 2 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 1,213 sqft | Suite: | Other | Bsmt | 4 | Yes |
| Finished Floor (Total): | 2,920 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,920 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

****ATTENTION DEVELOPERS**** 20946 sqft subdividable lot (Possibility of 2-4 lots). This 5 bedroom 3 bathroom 2920 sq ft rancher is centrally located on a huge lot, just steps from Glenwood elementary and West view high school. The home feature large bright windows, newer roof and gutter (2017), Furnace (2012) and Hot water tank (2018). Please don't enter the property with out a appointment - dogs on property