

<b>Depth/Size (ft):</b>	121	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	7,260.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,807.80
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-412-706

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 195 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 56258
<b>Amenities:</b>	Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 10'1	Main	Laundry	6'4 x 10'
Main	Dining Room	11'1 x 9'10			
Main	Kitchen	11'2 x 13'7			
Main	Family Room	14'6 x 18'9			
Main	Primary Bedroom	10'10 x 13'5			
Main	Bedroom	10'10 x 10'7			
Main	Bedroom	10'3 x 10'8			

<b>Finished Floor (Main):</b>	1,741 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,741 sqft	<b>Crawl/Bsmt Height:</b>	4'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,741 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

PRICED TO SELL! This Rancher home offers a Central Location - located on a cul de sac street and a 2 min walk to Heights Park. This is a 3 Bed / 2 Full Bath Spacious floor plan - Separate Formal Living / Dining and Family Room with Open Kitchen. Great for entertaining and large family gatherings! Spacious back yard fitted with gas hook up for your BBQ and hot water for a dog wash - tiered garden and storage shed. This is a lovely family oriented neighbourhood with the most amazing families close by. AC in Primary Bedroom, Front driveway can accommodate an RV, 1 parking garage. Close to all levels of schools (private, independent and public) Shopping, Recreation and everyday essentials are mins away. OPEN HOUSE MAY 11th, 2-4pm!