

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	2	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	4,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,116.55
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	018-524-885

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<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>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 2 SECTION 17 TOWNSHIP 12 NEW WESTMINSTER PLAN LMP12952

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Johnston Meier Insurance Agencies & Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 9'5			
Main	Living Room	12'7 x 10'11			
Main	Bedroom	10'1 x 9'11			
Main	Primary Bedroom	13'4 x 10'11			
Main	Family Room	16' x 11'10			
Main	Foyer	5'9 x 4'11			
Main	Laundry	10'5 x 4'10			

<b>Finished Floor (Main):</b>	1,328 sqft	<b># Of Rooms:</b>	7	<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	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,328 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,328 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Discover the charm and convenience of this well maintained 2bed(poss 3) /2bath rancher, offers a seamless living experience all on one level. Whether you're a growing family, looking to downsize, or investment opportunity, this property caters to your needs. A prime location across from Thomas Haney and short walk to Golden Ears Elementary. Inside a functional kitchen, ideal for family and hosting gatherings. The spacious living area provides room for entertainment and inviting atmosphere for daily living. Full main bathroom with big soaker tub. Master bedroom retreat, complete with ensuite for added privacy. Additional features include a garage for parking and storage. Outside, the low-maintenance fenced yard offers a private oasis for outdoor activities, gardening, or simply unwinding!