

<b>Lot Dimensions (ft):</b>	39.8 x 157.19	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	39.80	<b>Bathrooms:</b>	3	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	10,801.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,389.34
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2025
<b>View:</b>	No			<b>P.I.D.:</b>	000661520

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction Materials:</b>	Frame Wood, Brick (Exterior), Mixed (Exterior), Wood Siding	<b>Covered Parking:</b>	2
<b>Foundation:</b>	Concrete Perimeter	<b>Parking Features:</b>	Garage Double, Front Access
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Gas, Wood Burning	<b>Distance to:</b>	Public Transit: 450 m - School Bus: behind
<b>Water Supply:</b>	Public	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Heat Pump, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Garden, Private Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity Connected, Natural Gas Connected, Water Connected
<b>Legal:</b>	LOT 172 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 56719
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby
<b>Features:</b>	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Shopping Nearby, Patio, Deck, Gas, Wood Burning, Insulated Windows, Wheelchair Access, Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby, Garden, Private Yard
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 18'3	Main	Bedroom	14'8 x 10'1
Main	Dining Room	12' x 13'1	Main	Bedroom	11' x 10'8
Main	Kitchen	13'1 x 11'	Main	Foyer	11'6 x 6'10
Main	Family Room	18'10 x 13'1			
Main	Den	5'11 x 5'11			
Main	Primary Bedroom	16'3 x 14'1			
Main	Walk-In Closet	7'8 x 7'2			

<b>Finished Floor (Main):</b>	2,127 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	One	Main	5	1
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	3	0
<b>Finished Floor (Total):</b>	2,127 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl Space			
<b>Grand Total:</b>	2,127 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b>Pets Allowed:</b>				

RARE FIND! Spacious well-kept 2127 sqft 3-bedroom plus den, 3 bathroom rancher with a long driveway & extra deep double garage for ample parking. Vaulted ceilings, large updated wheelchair friendly bathroom with heated floor, Low-E double windows, high efficiency furnace, heat pump & central air conditioning for year round comfort. Sprawling 10,800 sqft lot - huge private parklike south-facing rear yard. This home has an incredible layout, large open rooms, two feature wall fireplaces, very large bedrooms, extra large ensuite & walk-in closet. Located on a quiet cul de sac in a fantastic neighbourhood. A perfect home to update & make it your own. Don't miss out!