

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1967
Frontage (ft):	150.00	Bathrooms:	2	Age:	56
Lot Area: (sq.ft.)	32,234.40	Full Baths:	2	Zoning:	A1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,340.25
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	009-188-461

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	- Fuel:	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Septic,Water

Legal: LOT 6 SECTION 14 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 24710

Amenities:

Site Influences: Paved Road,Recreation Nearby,Rural Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 12'2	Bsmt	Kitchen	15'6 x 12'5
Main	Dining Room	8'0 x 10'0	Bsmt	Utility	7'5 x 4'9
Main	Kitchen	11'9 x 9'11	Bsmt	Living Room	17'10 x 12'4
Main	Bedroom	9'3 x 10'0	Bsmt	Bedroom	9'2 x 11'2
Main	Bedroom	9'5 x 10'0	Bsmt	Flex Room	9'2 x 15'8
Main	Primary Bedroom	11'11 x 12'10	Bsmt	Bedroom	13'7 x 12'6
Main	Living Room	18'3 x 13'3	Bsmt	Bedroom	16'3 x 9'1

Finished Floor (Main):	1,245 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,447 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,692 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,692 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Welcome to this amazing 0.74 acre property located in a beautiful rural setting close to HWY 1, Fraser Hwy, Highstreet Shopping Centre. This house features 3 bed 1 bath on the main floor, and an unauthorized 3 bed 1 bath suite on the lower level which is a great mortgage helper. Both floors have separate laundry for ease and convenience. The property boasts a 32x60 heated workshop with concrete floors, high ceilings, and a newer car hoist that is included. The back yard has ample space for parking, storing equipment and enjoying the above ground pool. Back yard has had extensive landscaping, it was leveled with an excavator to open up space and a brand new metal fence/gate all the way around the property line. A1 zoning allows for house, suite, cannabis, bed & breakfast (verify with city).