

Depth/Size (ft):	303	Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):	150.00	Bathrooms:	3	Age:	49
Lot Area: (Acres)	1.05	Full Baths:	2	Zoning:	SR-2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,079.26
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	003-959-562

Style of Home:	Rancher/Bungalow	Parking:	Total: 9 - Covered: 5
Construction:	Frame - Wood	Covered Parking:	5
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Septic,Water
Legal:	PLAN NWP12496, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, N150' OF LOT 4
Amenities:	Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 8'4	Main	Walk-In Closet	6'4 x 4'1
Main	Living Room	19'7 x 17'0	Main	Bedroom	9'11 x 11'8
Main	Dining Room	9'11 x 12'1	Main	Bedroom	10'2 x 11'8
Main	Kitchen	15'2 x 15'4			
Main	Laundry	10'2 x 7'9			
Main	Games Room	18'11 x 19'1			
Main	Primary Bedroom	15'11 x 12'3			

Finished Floor (Main):	2,075 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,075 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,075 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Spectacular 1 Acre Designated Townhouse/Rowhouse in the Newly Adopted Fernridge Community Plan of the Brookwood O.C.P. Flat, no creeks, easements or right of ways and all services available. 2,075 sqft Rancher with 38' x 29' Detached Shop/Garage. This stunning property has been meticulously cared for by original owner. First time ever on the market. Don't miss out!