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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 68 | Bedrooms: | 3 | Approx. Year Built: | 1967 |
| Frontage (ft): | 129.00 | Bathrooms: | 1 | Age: | 57 |
| Lot Area: (sq.ft.) | 8,796.00 | Full Baths: | 1 | Zoning: | RS1 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,181.68 |
| Rear Yard Exp: | East | | | For Tax Year: | 2022 |
| View: | No | | | P.I.D.: | 010-468-901 |

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|-------------------------|---------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey,Rancher/Bungalow | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stucco,Wood | Parking Access: | |
| Foundation: | | Parking: | DetachedGrge/Carport |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 59, PLAN NWP19202, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Storage,Workshop Detached |
| Site Influences: | |
| Features: | Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Storage Shed,Stove |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX LIFESTYLES REALTY |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 19'3 x 10'4 | | | |
| Main | Kitchen | 12'6 x 10' | | | |
| Main | Eating Area | 9' x 6'8 | | | |
| Main | Primary Bedroom | 12'9 x 11'2 | | | |
| Main | Bedroom | 11'6 x 10' | | | |
| Main | Bedroom | 11'6 x 8'4 | | | |
| Main | Laundry | 11'7 x 5'3 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,061 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,061 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,061 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Need a shop? This 20x24 detached shop was built in 2014 and has its own road access. Need a great rancher? This gem was remodeled in 2016 with an open floor plan, beautifully updated kitchen with white quartz countertops and a large island, 3 bedrooms, one bath, laundry room off the kitchen, large covered deck, fenced yard, corner lot. Most windows replaced in 2014(living room and primary bedroom replaced earlier). Furnace replaced in 2012, house rewired in 2016 with 200 amp service. Located in a desirable Westside neighborhood close to Schools & transit.