

Depth/Size (ft):	128.46	Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	67.09	Bathrooms:	1	Age:	65
Lot Area: (sq.ft.)	8,659.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,779.32
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	002-332-213

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 60, PLAN NWP19202, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Range Top,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'1			
Main	Kitchen	13'11 x 10'8			
Main	Primary Bedroom	11'9 x 11'3			
Main	Bedroom	11'1 x 9'4			
Main	Bedroom	16'7 x 11'7			
Main	Laundry	6' x 4'			

Finished Floor (Main):	1,118 sqft	# Of Rooms:	6	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:				
Finished Floor (Total):	1,118 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,118 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This is a gardener's delight! Raised beds for a veggie garden and a fruit patch of raspberries, strawberries and rhubarb. Fruit bearing crab apple, liberty apple and pear trees. Sit on the covered deck with a book or just delight with thoughts of what veggies to plant and all the jams/jellies you can make in the fall. This Westside rancher offers an updated kitchen with granite counters, maple cabinets and countertop range, the main washroom was remodeled, 3 bedrooms. Dates approx: roof 2019, H/W Tank 2017, most windows are vinyl, large deck covered 5 years ago, oversized storage shed. The house needs new flooring and some TLC, but with a little lovin' you'll have a beautiful place to call home. Property is in the Fraser River Escarpment area. OPEN HOUSE SUNDAY SEPT 1ST 1-3pm