

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

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

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

<b>Finished Floor (Main):</b>	1,118 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,118 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,118 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

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.