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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1949 |
| Frontage (ft): | 54.00 | Bathrooms: | 1 | Age: | 75 |
| Lot Area: (sq.ft.) | 6,970.00 | Full Baths: | 1 | Zoning: | R1A |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,952.83 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 002-344-971 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 3 - Covered: 0 |
| Construction: | Frame - Wood | Covered Parking: | 0 |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Open |
| 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: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | PARCEL B, LOT 4, PLAN NWP8576, NEW WESTMINSTER LAND DISTRICT, (REF PL 13440); DIVISION A |
| Amenities: | Storage |
| Site Influences: | Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | Clothes Washer/Dryer,Refrigerator,Stove |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Treeland Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|-------------|
| Main | Living Room | 15'9 x 11'11 | Main | Bedroom | 11'2 x 8'10 |
| Main | Dining Room | 7'10 x 9' | Bsmt | Storage | 7'1 x 10'5 |
| Main | Kitchen | 11'5 x 8'8 | Bsmt | Storage | 33'2 x 10'5 |
| Main | Laundry | 5'5 x 6'1 | Bsmt | Laundry | 15'3 x 10'5 |
| Main | Foyer | 4'4 x 7'7 | Bsmt | Storage | 10'1 x 10'5 |
| Main | Bedroom | 10'5 x 9'9 | | | |
| Main | Primary Bedroom | 11'2 x 8'11 | | | |

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|--------------------------------|------------|---------------------------|------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,080 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | | | |
| Finished Floor (Bsmt): | 809 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,889 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 809 sqft | Basement: | Unfinished | | | |
| Grand Total: | 2,698 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Check out this charming rancher with basement, featuring 3 bedrooms plus a den/office, 1 bath, on a flat, fully fenced 6970 ft² yard. Entertain on the spacious covered patio. The unfinished basement offers potential to bring your own creative ideas. Updates include a 2020 hot water tank and 2022 furnace. Enjoy convenient access to highway, Prospera Centre, leisure center, and District 1881, with Southgate Shopping Centre close by. This home combines convenience and endless possibilities.

