

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	9,971.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,482.29
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	007-479-026

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<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>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	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 140, PLAN NWP44518, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 3'9	Main	Bedroom	9'8 x 11'2
Main	Living Room	17'9 x 12'9	Main	Bedroom	11'3 x 12'8
Main	Dining Room	15'6 x 10'1			
Main	Kitchen	11'1 x 8'11			
Main	Office	9'6 x 9'1			
Main	Laundry	8'0 x 10'1			
Main	Primary Bedroom	15'4 x 11'3			

<b>Finished Floor (Main):</b>	1,493 sqft	<b># Of Rooms:</b>	9	<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	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,493 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,493 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to this charming well cared rancher on a huge corner lot, in a fantastic neighborhood! Currently in the Lougheed corridor project. Lovely features of this home include a recently updated En-suite with heated floors & LED ambient lighting. 2 more good sized rooms & the den could provide that 4th bedroom if needed. Your Cozy private living room is centered around the gas fireplace. The large kitchen & eating area offers French doors that lead to a massive fenced yard for your private enjoyment. RV parking no problem!! This has tons of parking also. This corner property is included in the Lougheed corridor project so this could make for a great investment or buy for your own use, a very desirable neighbourhood and close to all amenities and schools. Open House Sunday June 30 1-3PM