

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

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 140, PLAN NWP44518, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	
Listing Broker(s):	Oracle 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			

Finished Floor (Main):	1,493 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,493 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,493 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this charming rancher on a MASSIVE corner lot, in a fantastic westside 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 with the TWO Huge swing gates!! Make this your own home or a great investment and rent out, a very desirable neighbourhood and close to all amenities and schools.