

<b>Depth/Size (ft):</b>	126	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1969
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	2	<b>Age:</b>	55
<b>Lot Area: (sq.ft.)</b>	8,316.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,265.78
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-062-133

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<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>	Yes
<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,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : Peek-a-boo view from den

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** PLAN NWP 34738 LOT 173 SECTION 23 TOWNSHIP 4 NWLD

**Amenities:** Garden,In Suite Laundry

**Site Influences:** Central Location,Private Setting,Recreation Nearby

**Features:** Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Stove,Vaulted Ceiling,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 5'0	Main	Laundry	14'2 x 7'5
Main	Living Room	13'9 x 12'9	Main	Primary Bedroom	10'1 x 12'6
Main	Kitchen	9'10 x 12'2	Main	Bedroom	10'1 x 14'6
Main	Pantry	3'11 x 3'2	Main	Bedroom	9'9 x 10'7
Main	Dining Room	14'7 x 10'4			
Main	Family Room	14'7 x 13'7			
Main	Den	9'5 x 9'11			

<b>Finished Floor (Main):</b>	1,745 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,745 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,745 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Rancher with 8,316 sq. ft. lot, addition with permit, 3 beds plus den and 2 full baths on one of Delta's best streets close to Sungod Rec centre, schools and transit. Living room has cozy gas fireplace and double french doors to updated kitchen open to dining area and family room with vaulted ceiling. Kitchen has pantry great for out of sight storage. Family room sliders lead to extensive decking and fully fenced landscaped (irrigated front and back) south facing yard. Flooring is hardwood and vinyl planking, all windows vinyl twin seal. Bedrooms are a good size and full baths have either shower or tub. Spacious laundry room with sink and counter. Seller to remove pond and fish and will restore landscaping.