

<b>Depth/Size (ft):</b>	5866	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	173.00	<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area: (Acres)</b>	12.04	<b>Full Baths:</b>	3	<b>Zoning:</b>	RU-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,848.51
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	012-049-492

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 20 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(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>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	012-049-492 LOT 12, PLAN NWP1239, DISTRICT LOT 303, GROUP 2, NEW WESTMINSTER LAND DISTRICT, PCL A (EXPL PL 13102)
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'11 x 13'2	Main	Other	12'10 x 11'3
Main	Bedroom	11'11 x 10'2	Main	Mud Room	11'3 x 7'8
Main	Bedroom	12'10 x 10'3			
Main	Family Room	18'3 x 13'8			
Main	Living Room	16'7 x 12'9			
Main	Kitchen	14'8 x 13'2			
Main	Dining Room	11'6 x 10'			

<b>Finished Floor (Main):</b>	1,907 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	3	Yes
<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	Main	3	No
<b>Finished Floor (Total):</b>	1,907 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,907 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome home! This beautiful 12.04 acre property with CITY WATER, truly has it all! Flat and lusciously grassed acreage is almost all useable. This property has a fully renovated 3 bedroom and 3 full bathroom Rancher with a great layout! Meticulously updated, this rancher has a chefs kitchen with top line SS appliances, new cabinets, sink and quartz counters. Hardwood flooring throughout and bright and airy floorplan! 3 Generous sized bedrooms and 3 renovated washrooms. Property is immaculate and has multiple outbuildings including Barn (5495 sq.ft.), Shed, workshop , beautiful sundeck, carport and double garage. This property has tons of potential. Central Air con and automated gate! Great Location , located 10 minutes to Hospital, Parks, Border, Schools, Pool, Mall and more! MUST SEE!