

<b>Depth/Size (ft):</b>	167	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1925
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	1	<b>Age:</b>	99
<b>Lot Area: (sq.ft.)</b>	6,680.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,837.63
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-666-451

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	None
<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>	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>	Laminate	<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,Sanitary Sewer,Water
<b>Legal:</b>	LOT 5, PLAN NWP2676, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Storage
<b>Site Influences:</b>	Lane Access,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'2			
Main	Dining Room	15'4 x 9'2			
Main	Kitchen	18'1 x 11'8			
Main	Primary Bedroom	11'4 x 11'4			
Main	Bedroom	11'4 x 7'11			
Main	Laundry	11'8 x 6'11			
Below	Storage	12'10 x 11'4			

<b>Finished Floor (Main):</b>	1,039 sqft	<b># Of Rooms:</b>	7	<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>	180 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,219 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Part			
<b>Grand Total:</b>	1,219 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Beautifully maintained rancher with recent and past updates that include engineered wood flooring throughout, vinyl windows, a high-efficiency furnace, and a generous covered deck, perfect for entertaining. Situated on a huge 6680 sq.ft. rectangular level lot. The south-facing backyard also offers ACCESS FROM BACK LANE. Take advantage of nearby amenities such as Centennial Park (which includes a dog park), the leisure center, and Ecole Senior Secondary School, all conveniently within walking distance.