

<b>Depth/Size (ft):</b>	100.00	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1968
<b>Frontage (ft):</b>	75.00	<b>Bathrooms:</b>	3	<b>Age:</b>	56
<b>Lot Area: (sq.ft.)</b>	7,500.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,571.62
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	007-507-038

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - 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>	Add. Parking Avail.,Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Wood	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Mixed	<b>Fixtures Rmvd:</b>	

<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 5, BLOCK K, PLAN NWP19741, DISTRICT LOT 139, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	Foyer	12'3 x 12'3	<b>Above</b>	Bedroom	9'11 x 9'2
<b>Below</b>	Family Room	19'7 x 12'3	<b>Above</b>	Bedroom	9'2 x 12'8
<b>Below</b>	Recreation Room	18'10 x 13'			
<b>Below</b>	Laundry	16'2 x 6'8			
<b>Above</b>	Dining Room	8'5 x 8'9			
<b>Above</b>	Living Room	20'3 x 14'3			
<b>Above</b>	Primary Bedroom	11'8 x 12'8			

<b>Finished Floor (Main):</b>	1,259 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>	0	Main	5	Yes
<b>Finished Floor (Below):</b>	992 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,251 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,251 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>				

Fantastic home situated on a large 7500 sq ft lot in Ladner. 3 bedrooms and 3 washrooms. This home is updated with new front door, new closet doors, all new windows, all new blinds, new bathrooms, new stairs, newer washer and dryer, new hardwood floors upstairs and original hardwood floors in bedrooms. Stainless steel fridge and gas stove, (less than 3 years old) built-in microwave, and huge deck and railing recently repainted. Downstairs can easily be converted to mortgage helper suite. Bonus-air condition. Double carport and close to all amenities. ( Duplex zoning potential.) Please check with city. Easy to show