

<b>Depth/Size (ft):</b>	155 feet	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	134.68	<b>Bathrooms:</b>	3	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	20,946.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,331.86
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	005-091-241

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Log	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 306 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53420
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'7 x 13'5	Main	Laundry	5'10 x 11'0
Main	Bedroom	16'1 x 9'2	Bsmt	Steam Room	10'5 x 13'2
Main	Bedroom	10'6 x 9'2	Bsmt	Bedroom	16'10 x 11'11
Main	Living Room	19'5 x 12'1	Bsmt	Walk-In Closet	5'2 x 3'10
Main	Dining Room	10'2 x 11'1	Bsmt	Recreation Room	30'7 x 13'9
Main	Kitchen	8'11 x 12'0	Bsmt	Bedroom	9'4 x 11'10
Main	Eating Area	9'5 x 12'0	Bsmt	Steam Room	18'10 x 16'8

<b>Finished Floor (Main):</b>	1,707 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,213 sqft	<b>Suite:</b>	Other	Bsmt	4	Yes
<b>Finished Floor (Total):</b>	2,920 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,920 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

\*\*\*\*ATTENTION DEVELOPERS\*\*\*\* 20946 sqft subdividable lot (Possibility of 2-4 lots). This 5 bedroom 3 bathroom 2920 sq ft rancher is centrally located on a huge lot, just steps from Glenwood elementary and West view high school. The home feature large bright windows, newer roof and gutter (2017), Furnace (2012) and Hot water tank (2018). Please don't enter the property with out a appointment - dogs on property