

<b>Depth/Size (ft):</b>	169	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	49
<b>Lot Area: (sq.ft.)</b>	10,203.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R930
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,750.08
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-826-808

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<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>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 112, PLAN NWP46354, DISTRICT LOT 6, GROUP 3, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Private Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	19'5 x 12'10	<b>Main</b>	Hobby Room	11'0 x 13'0
<b>Main</b>	Dining Room	15'0 x 13'0	<b>Below</b>	Living Room	18'0 x 12'0
<b>Main</b>	Kitchen	11'0 x 12'0	<b>Below</b>	Kitchen	10'0 x 12'0
<b>Main</b>	Eating Area	10'0 x 9'10	<b>Below</b>	Primary Bedroom	14'0 x 12'0
<b>Main</b>	Primary Bedroom	12'0 x 12'0	<b>Below</b>	Flex Room	12'0 x 11'0
<b>Main</b>	Bedroom	11'0 x 10'0	<b>Below</b>	Bedroom	9'0 x 10'0
<b>Main</b>	Flex Room	12'0 x 13'0			

<b>Finished Floor (Main):</b>	1,266 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,266 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other,Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,532 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,532 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

You must see the inside of this remodeled home. Recent updates make the interior look like a modern home with Cafe gas powered kitchen with oak butcher block style counter. Enjoy the comforts of upgraded windows and insulation a high efficiency 2 stage furnace for super economical monthly energy costs. Upstairs has 2 bedrooms with hardwood flooring and another flex room with a hobby area and 2 bathrooms. Handy to the kitchen is a south facing sun deck perfect for barbecuing. Lower floor has its own walk out suite with multiple options. Both floors have their own laundry areas. Really large beautiful southern yard with blueberry & raspberry bushes, garden areas, tool shed and picnic shelter. Parking for 4 cars! Great location cul-de-sac just minutes to school, park or even fishing.