

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	21.26	<b>Bathrooms:</b>	3	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	7,149.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,273.80
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	004-582-098

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition,Partly	<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,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 13, PLAN NWP72319, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Elevator,Wheelchair Access

**Site Influences:** Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Range Top,Security System

**Bylaw Restrict:**

**Listing Broker(s):** Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 14'5	Main	Bedroom	8'11 x 10'0
Main	Dining Room	13'3 x 14'0	Bsmt	Family Room	16'1 x 20'0
Main	Kitchen	9'0 x 9'11	Bsmt	Kitchen	10'0 x 10'7
Main	Eating Area	11'1 x 13'1	Bsmt	Eating Area	16'0 x 19'0
Main	Primary Bedroom	11'5 x 13'5	Bsmt	Bedroom	12'5 x 13'2
Main	Walk-In Closet	5'3 x 5'4	Bsmt	Den	12'5 x 16'0
Main	Bedroom	9'0 x 10'0	Bsmt	Laundry	7'3 x 8'0

<b>Finished Floor (Main):</b>	1,549 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>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	1,460 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	3,009 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,009 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

A RARE FIND. RANCHER WITH WHEELCHAIR ACCESS ENTRANCE. SENIOR FRIENDLY HOME AND PROPERTY. Over \$400k Substantial Improvements. "Like New" Condition. UNIQUE ELEVATOR and Stairlift. WALK IN TUB in main bath, Luxury Shower in 4 piece Ensuite. Main floor kitchen with loads of cupboards, access to Elevator and EXTRA LARGE covered sundeck. WALK OUT DAYLIGHT BASEMENT SUITE with full kitchen, lots of natural light, ideal for Nanny, adult children or older parents. Multi-generation floor plan suitable for person with limited mobility. Central Air Conditioning, Navien Hot Water, satellite security system, hardwood, laminate and tile flooring. Ample parking has room for EV Charger. RV Parking in back. Fully chain link Fenced 7149 sq. ft. Lot backing onto Park. Close to Shopping, Transit and Schools.