

Depth/Size (ft):	120'	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	50.00	Bathrooms:	2	Age:	30
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RS-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,196.69
Rear Yard Exp:	South			For Tax Year:	2022
View:	Yes			P.I.D.:	009-977-724

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile	Fixtures Rmvd:	No

View:	Yes : RIVER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 42, PLAN NWP114, DISTRICT LOT 281, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Jetted Bathtub,Pantry,Smoke Alarm,Vacuum - Built In,Windows - Storm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'1 x 16'1			
Main	Bedroom	12' x 11'3			
Main	Dining Room	17'9 x 9'4			
Main	Living Room	9'10 x 15'3			
Main	Eating Area	11'5 x 8'3			
Main	Kitchen	12'5 x 18'			
Main	Family Room	14'5 x 16'2			

Finished Floor (Main):	1,784 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,784 sqft	Crawl/Bsmt Height:	5'5			
Unfinished Floor:	0 sqft	Basement:	Crawl,Full,Separate Entry			
Grand Total:	1,784 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

WATERFRONT PROPERTY RARE!!! Discover the perfect blend of luxury & tranquility with the exceptional waterfront property. Nestled on a 6000 sqft lot this 2 bed (could be 3), 2 full bath, 1784 sqft rancher with a 5.5' crawl space offers endless opportunities for your creative decorating ideas! Solid teak cabinets & built ins offer amazing storage potential. 2 Steel pilings in and ready to have your dream dock installed! Boat moorage or just for soaking up the sun! Act Fast!!!! Please book a private viewing with your agent.