

Depth/Size (ft):	184	Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):	58.00	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	11,395.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,308.58
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	017-677-475

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 10 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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:	Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP3180
Amenities:	Garden,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 11'3	Main	Bedroom	9'9 x 9'8
Main	Den	11'5 x 7'8	Main	Bedroom	9'9 x 9'6
Main	Kitchen	14'11 x 9'3	Main	Utility	8'5 x 7'
Main	Dining Room	10'9 x 8'3	Main	Foyer	6'11 x 6'5
Main	Family Room	10'10 x 10'2			
Main	Primary Bedroom	14'9 x 10'6			
Main	Bedroom	17'1 x 11'5			

Finished Floor (Main):	1,803 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	1,803 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,803 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Expansive 4 bedroom (two primary bedrooms) & den, 3-bathroom wheelchair friendly rancher boasting new skylights and updated windows on a quiet no thru street. The double garage has been transformed into a bedroom and a full ensuite with access from the house plus a separate entrance - perfect setup for nanny, in-laws, a bachelor suite or home office. Situated on a sprawling quarter acre lot in a highly sought-after Derby Hills neighborhood. Loads of parking in triple wide driveway plus extra parking on long side yard driveway with room for toys & RV & giving access to massive ultra private South exposed rear yard with large partly covered patio & workshop/shed. Minutes to everything. Quick Hwy access.