

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

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 10 - 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>	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>	Yes
<b>Outdoor Area:</b>	Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/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,Sanitary Sewer,Water
<b>Legal:</b>	LOT 2 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP3180
<b>Amenities:</b>	Garden,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	1,803 sqft	<b># Of Rooms:</b>	11	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	4	Yes
<b>Finished Floor (Total):</b>	1,803 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,803 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

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.