

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	102.45	<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	12,043.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,070.58
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-683-700

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 8 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<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,Septic,Water
<b>Legal:</b>	LOT 2, PLAN NWP73334, PART NE1/4, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Lane Access,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 10'10	Main	Walk-In Closet	12'6 x 8'1
Main	Bedroom	16'1 x 13'10	Main	Bedroom	11'5 x 10'3
Main	Kitchen	23'4 x 13'5			
Main	Pantry	5'3 x 5'2			
Main	Laundry	5'3 x 7'3			
Main	Great Room	25'6 x 24'0			
Main	Primary Bedroom	16'1 x 18'8			

<b>Finished Floor (Main):</b>	2,137 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,137 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,137 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

This home is a show stopper! Sprawling rancher on a private 12,000 square foot lot, with hickory floors, new starline windows, calacutta quartz counters, and a built-in coffee bar in the chef's kitchen. New Samsung appliances, induction stove, and a double oven. The great room floor plan is perfect for entertaining and you'll love the fir beams in the family room. Spacious laundry room that can double as a staging area for family dinner, and a huge primary retreat including a gas fireplace, steam shower and jetted tub. 2 new heat pumps, AC and hot water on demand. Are you a classic car owner? This home features a double drive through 4 car garage, with 3 doors. Long driveway with security gates, this home won't last. Close to highway 99, parks and trails, book your tour today!