

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

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
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:	Baseboard,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Water
Legal:	LOT 2, PLAN NWP73334, PART NE1/4, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	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			

Finished Floor (Main):	2,137 sqft	# Of Rooms:	9	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	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,137 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,137 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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!