

<b>Depth/Size (ft):</b>	159.73	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	79.87	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	10,389.38	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,723.76
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	003-669-661

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Treed
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic,Water
<b>Legal:</b>	LOT 22 SECTION 22 TOWNSHIP 12 NEWWESTMINSTER DISTRICT PLAN 18012
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	eXp Realty, eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 11'5	Main	Laundry	8'5 x 6'8
Main	Dining Room	11'8 x 7'7	Main	Patio	19'5 x 13'0
Main	Kitchen	12'11 x 8'6	Main	Workshop	28'2 x 21'2
Main	Primary Bedroom	13'9 x 11'3			
Main	Bedroom	11'5 x 7'11			
Main	Bedroom	11'9 x 8'0			
Main	Family Room	23'11 x 13'9			

<b>Finished Floor (Main):</b>	1,459 sqft	<b># Of Rooms:</b>	10	<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	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,459 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,459 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Step into your personal Fern Crescent Oasis. Just moments away from Alouette River, fully renovated 3-bed, 2-bath rancher awaits you on a spacious 1/4acre lot. Picture yourself in this peaceful interior, bathed in natural light, w every corner updated to perfection. Bonus detached 650 sq.ft heated shop, w 220power and roughed-in plumbing, endless possibilities for hobbies or a suite. Enjoy your morning on the expansive covered 20x14 patio, overlooking a private backyard w a lush garden & mature, fully fenced yard. Ample parking w two driveways & BONUS RV parking. New bathrooms & kitchen, fresh flooring, paint, cedar siding, lighting, doors, windows, & landscaping. City Sewer connection is available for peace of mind. Just zoned for future Fourplex.