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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1974 |
| Frontage (ft): | 63.00 | Bathrooms: | 2 | Age: | 50 |
| Lot Area: (sq.ft.) | 7,168.00 | Full Baths: | 1 | Zoning: | RS |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$4,682.35 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 005-539-048 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Wood | Parking Access: | Side |
| Foundation: | | Parking: | Carport; Multiple |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | None | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer |
| Legal: | PL 45322 LT 145 LD 36 SEC 14 TWP 1 PART SW 1/4. |
| Amenities: | Garden,In Suite Laundry,Storage |
| Site Influences: | Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Sutton Group-West Coast Realty (Surrey/24) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|------------|
| Main | Living Room | 13'3 x 14'5 | Main | Laundry | 10' x 8' |
| Main | Kitchen | 12' x 11' | | | |
| Main | Dining Room | 10' x 10'3 | | | |
| Main | Eating Area | 14'5 x 12'5 | | | |
| Main | Primary Bedroom | 14'5 x 12'5 | | | |
| Main | Bedroom | 11' x 9'3 | | | |
| Main | Bedroom | 11'3 x 9' | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,500 sqft | # Of Rooms: | 8 | 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 | 2 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,500 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,500 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Fantastic rancher bungalow perched nicely on corner lot. Functional layout allowing for many options. 3 bedroom 2 bathrooms with 1500 square feet of living space. Superb South Surrey central location situated steps to schools, parks, restaurants, shopping, the hospital and all amenities you need.Ideal for first time home buyers or holding property for future new build. Recent upgrades include, brand new exterior paint job, new roof and furnace. Bring your ideas, truly a beautiful property with so much potential.