

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

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

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'			

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.