

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	37.00	Bathrooms:	2	Age:	33
Lot Area (sq.ft.):	16,944.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,779.38
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	011-013-991

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Brick,Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mt. Cheam
Mgmt. Company:	
Complex / Subdiv:	Evergreen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 9, PLAN NWP77556, DISTRICT LOT 19, GROUP 1, YALE DIV OF YALE LAND DISTRICT
Amenities:	Air Cond./Central,Garden,Storage,Workshop Detached
Site Influences:	Central Location,Cul-de-Sac
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 5'0	Main	Walk-In Closet	9'0 x 7'0
Main	Kitchen	11'0 x 11'0	Main	Bedroom	12'0 x 11'0
Main	Eating Area	10'0 x 9'0	Main	Bedroom	10'0 x 9'9
Main	Dining Room	13'0 x 10'0	Main	Laundry	6'0 x 5'0
Main	Family Room	14'0 x 13'3			
Main	Living Room	15'3 x 13'0			
Main	Primary Bedroom	14'0 x 13'3			

Finished Floor (Main):	1,901 sqft	# Of Rooms:	11	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,901 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,901 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home to this fabulous rancher on a huge lot with tons of parking! Nestled in a serene neighborhood, this home boasts stunning views of Mt Cheam. The spacious and well-thought-out layout is cozy and functional with open concept kitchen and family room, perfect for entertaining. The primary retreat boasts a huge walk-in and ensuite with soaker tub. There is room for all your toys with additional detached single garage and ample parking for boat, RV etc. A/C and heat pump will keep you comfortable all year long. Step outside to find sweeping mountain views from the generous deck and beautiful garden. This home is a gem, offering both tranquility and practicality. Don't miss the chance to make this charming property yours, book your private viewing today!