

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

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

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

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

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!