

Depth/Size (ft):	IRREGULAR	Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):	36.00	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	9,446.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,290.31
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	017-169-216

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MAPLE GLEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT A, PLAN NWP88206, PART SW1/4, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	20'11 x 9'7	Main	Primary Bedroom	16'4 x 14'
Main	Kitchen	14'7 x 11'6	Main	Walk-In Closet	6'7 x 5'3
Main	Eating Area	14'7 x 9'2	Main	Bedroom	12'10 x 9'9
Main	Dining Room	14'7 x 10'9	Above	Hobby Room	15'7 x 10'3
Main	Living Room	17'8 x 14'7	Above	Games Room	17'9 x 9'5
Main	Family Room	18'9 x 13'11	Above	Walk-In Closet	9'9 x 7'8
Main	Laundry	12'10 x 5'1			

Finished Floor (Main):	2,072 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	685 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	6	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,757 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,757 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

BC Tax Assessment is 1,622,000!! Great value. Custom build rancher w/loft in a quiet double cul-de-sac. Huge primary bdrm w/sliders to your private yard, w/wi closet & huge wall long mirrored closet + a 6 piece ensuite, another large bdrm, 4 piece main bthrm. Laundry room w/sink and cabinets. Large oak kitchen w/ample countertops + cabinets, breakfast bar, eating area w/sliders to byard. Living rm w/gas fp & dng rm, then a family rm w/sliders to byard & another gas fp. Upstairs you have a loft/3rd bdrm overlooking your family and living rooms w/a large wi closet PLUS pool table! Double garage w/brand new openers & 4 apron spots. Fully fenced backyard w/2 sheds! Beautiful home w/tons of windows and natural sunlight, plus a couple skylights! Call Today. Flexible on dates.