

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   |          | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1969        |
| <b>Frontage (ft):</b>     | 53.60    | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 55          |
| <b>Lot Area: (sq.ft.)</b> | 7,290.00 | <b>Full Baths:</b> | 1 | <b>Zoning:</b>             | RS-1        |
| <b>Flood Plain:</b>       |          | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$5,775.02  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              |          |                    |   | <b>P.I.D.:</b>             | 006-892-604 |

|                         |                                       |                         |                       |
|-------------------------|---------------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey,Split Entry                  | <b>Parking:</b>         | Total: 3 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood                          | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Mixed,Stucco                          | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                                       | <b>Parking:</b>         | Garage; Single        |
| <b>Rain Screen:</b>     |                                       | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                                       | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 2 - Fuel: Natural Gas,Other           | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                        | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Forced Air,Natural Gas                | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s),Fenced Yard | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                               | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Hardwood,Mixed                        | <b>Fixtures Rmvd:</b>   | No                    |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 160 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33789.

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Stove

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Surrey/24)

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  |
|-------|-----------------|--------------|-------|---------|-------------|
| Main  | Living Room     | 19'2 x 13'   | Bsmt  | Laundry | 13'1 x 10'6 |
| Main  | Dining Room     | 11'3 x 9'9   | Bsmt  | Storage | 7'9 x 2'7   |
| Main  | Kitchen         | 12' x 10'10  |       |         |             |
| Main  | Primary Bedroom | 14' x 9'11   |       |         |             |
| Main  | Bedroom         | 11'6 x 9'11  |       |         |             |
| Bsmt  | Recreation Room | 19'3 x 11'10 |       |         |             |
| Bsmt  | Bedroom         | 10'8 x 8'6   |       |         |             |

|                                |            |                           |                 |                       |                    |                 |
|--------------------------------|------------|---------------------------|-----------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,042 sqft | <b># Of Rooms:</b>        | 9               | <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>       | 2               | Bsmt                  | 2                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 747 sqft   | <b>Suite:</b>             | None            |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,789 sqft | <b>Crawl/Bsmt Height:</b> |                 |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Partly Finished |                       |                    |                 |
| <b>Grand Total:</b>            | 1,789 sqft | <b>Beds In Bsmt:</b>      | 1 / 3           |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                 |                       |                    |                 |

Welcome to this quiet, much sought after family neighbourhood in White Rock! This 3 bedroom, 2 bathroom home is laid out on a generous sized lot that is over 7,200 square feet. An approximate 750 square foot partially unfinished basement is awaiting your creative ideas. Perfect for a family rec room, home office, theatre room, or potential mortgage helper. Walking distance to elementary and high schools, hospital and convenience store. Short drive to beautiful White Rock beach with its trendy shops, restaurants and beautiful sunsets. Large secluded backyard oasis with a cul de sac at the end of your street. Ready to renovate or build your dream home. Contact us today to set up your private showing!