

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2000
Frontage (ft):		Bathrooms:	3	Age:	24
Lot Area: (sq.ft.)	3,035.00	Full Baths:	3	Zoning:	RM-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,828.00
Rear Yard Exp:	South	Maint. Fee:	20.00	For Tax Year:	2022
View:				P.I.D.:	024-326-097

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: HERITAGE RIDGE

Services Connected: Community,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 2 DISTRICT LOT 402 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS3737 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: No Restrictions

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 5'0	Bsmt	Mud Room	7'7 x 8'5
Main	Kitchen	9'9 x 12'8	Bsmt	Recreation Room	18'0 x 11'0
Main	Dining Room	8'1 x 7'9	Bsmt	Family Room	13'3 x 13'2
Main	Living Room	10'1 x 13'9	Bsmt	Laundry	11'6 x 18'7
Main	Primary Bedroom	11'2 x 14'0	Bsmt	Utility	3'6 x 9'1
Main	Bedroom	11'3 x 9'0			
Bsmt	Bedroom	11'3 x 10'0			

Finished Floor (Main):	960 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	1,009 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,969 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,969 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:	No Restriction -			

Welcome home to this updated 3 bedroom 3 bathroom rancher with walk out basement! Move in this summer and enjoy the stunning South Facing Deck overlooking the fully fenced backyard. Primary Bedroom provides privacy, away from the main Living area with plenty of closet space & a brand new ensuite. Other upgrades include: New roof, AC, Furnace, Hot water tank, vinyl plank flooring, Kitchen appliances, Custom Aluminum Fencing, Railings and Awning. Gated parking with lane access, concrete pad can accommodate RV Parking up to 18 feet. Storage shed with new roof. Open house Saturday June 15 1:00-4:00.