

Depth/Size (ft):	0	Bedrooms:	5	Approx. Year Built:	1970
Frontage (ft):	48.00	Bathrooms:	3	Age:	54
Lot Area: (sq.ft.)	11,475.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,737.82
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	010-493-999

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 35, PLAN NWP19476, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Cul-de-Sac,Golf Course Nearby,Marina Nearby,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'4	Main	Laundry	10'7 x 4'7	Above	Storage	5'0 x 17'2
Main	Kitchen	12'10 x 16'7	Main	Family Room	19'10 x 11'10			
Main	Dining Room	12'10 x 12'8	Above	Bedroom	13'0 x 18'5			
Main	Living Room	12'10 x 21'11	Above	Bedroom	13'0 x 17'2			
Main	Primary Bedroom	11'11 x 17'6	Above	Storage	5'1 x 18'5			
Main	Bedroom	15'4 x 10'11	Above	Storage	5'0 x 18'5			
Main	Bedroom	10'2 x 12'10	Above	Storage	5'1 x 17'2			

Finished Floor (Main):	2,044 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	709 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,753 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,753 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Upper Tsawwassen sprawling home nestled on a 11,475sq.ft.cul de sac lot with southern exposure! Totally updated-Engineered wood floors, open space concept, cooks kitchen (s/steel appliances, heated floor, appliance pantry),two sets of French doors (tilt+turn) lead to a huge sundrenched 29'x 15'deck+n/gas hook up. RANCHER- three bedrooms on main (primary features new ensuite with heated towel rail and heated tile floor into shower) plus two bedrooms, second floor has two more bedrooms-total FIVE bedrooms, plus three bathrooms 2753sq.ft.total!! \$300k in updates-A/C,Nest lighting, window blinds, Navien on demand hot water. Huge double garage 560 sq.ft.(24'x 22')adjacent RV/boat area! Gorgeous sundrenched sprawling private garden, mature privacy landscaping and raised garden beds! A rare find!