

Depth/Size (ft):	108	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	51.02	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	5,597.00	Full Baths:	1	Zoning:	R-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,988.35
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:				P.I.D.:	023-887-915

Style of Home:	Rancher/Bungalow	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: LOT 2, PLAN LMP35023, DISTRICT LOT 283, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features: Dishwasher,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 15'8	Main	Foyer	4'1 x 4'7
Main	Dining Room	8'11 x 13'11	Main	Utility	4'4 x 4'
Main	Kitchen	8'4 x 10'5			
Main	Primary Bedroom	12'8 x 15'7			
Main	Bedroom	10'11 x 13'			
Main	Bedroom	9'6 x 9'6			
Main	Laundry	8'9 x 4'11			

Finished Floor (Main):	1,590 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,590 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,590 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This 3 bedroom, 2 bathroom rancher/bungalow sits on a flat, rectangular 5,597 square foot lot, on a quiet cul-de-sac in a highly sought after Pitt Meadows location! You will love the south-west facing, fully fenced, private back yard with a garden shed and gazebo-covered patio, perfect for entertaining or enjoying relaxing summer evenings. There's a large primary bedroom with 3 closets, a 2-piece walk-through ensuite, 2 more bedrooms, and a main full, 4-piece washroom with a tub. The kitchen has great counter and cabinet space, a pantry, and a dining area. There's also a nice-sized living room with a bay window, skylight entrance, laundry area, good-sized crawl space, tonnes of storage, parking for 4 vehicles and a new hot water tank. Priced below Assessment! Don't wait!