

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	65.00	Bathrooms:	2	Age:	65
Lot Area: (sq.ft.)	7,971.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,050.32
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	010-378-090

Style of Home:	Rancher/Bungalow	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:	No	Locker:	
Renovations:	Partly	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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT G, PLAN NWP18449, NEW WESTMINSTER LAND DISTRICT, DIVISION H
Amenities:	Air Cond./Central
Site Influences:	Central Location,Private Yard,Rural Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'11	Main	Foyer	4'8 x 7'4
Main	Dining Room	10' x 9'11			
Main	Kitchen	11'10 x 10'10			
Main	Primary Bedroom	12'7 x 10'10			
Main	Bedroom	9'9 x 10'1			
Main	Bedroom	8'11 x 11'6			
Main	Family Room	18'1 x 9'9			

Finished Floor (Main):	1,434 sqft	# Of Rooms:	8	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	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,434 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,434 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This 1,400 sq ft rancher offers 3 bedrooms, 2 baths and a separate family room makes it spacious enough for the whole family. Original oak floors, air-conditioning, gas fireplace and 200 amp service. 30 year roof was done in 2010. New hot water tank .Newer washer and dryer. The 12' x 12' shop has 100 amp service and is wired for 220. Great central location on a quiet street. Close to schools, shopping Quick possession ok here .