

Depth/Size (ft):	166 feet	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	100.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	5,438.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,500.12
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-021-654

Style of Home:	Split Entry	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	WHITE ROCK
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 495, PLAN NWP45922, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 11'2	Below	Bedroom	13'0 x 9'2
Main	Living Room	12' x 11'	Below	Living Room	20'2 x 12'6
Main	Dining Room	11'2 x 9'1			
Main	Primary Bedroom	13'5 x 11'6			
Main	Bedroom	12'9 x 9'3			
Below	Kitchen	9'2 x 8'4			

Finished Floor (Main):	1,068 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	No
Finished Floor (Below):	771 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	1,839 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	1,839 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

OPEN HOUSE SUNDAY JULY 21 FROM 12-2PM. Welcome to this perfectly located and RENOVATED home in White Rock sitting on an expansive 5,400+ sq.ft lot - with AIR CONDITIONING! The home boasts over 1,800 square feet of living space. The main floor has open concept living with stainless steel appliances, quartz counters and white oak hardwood flooring. No carpet in this home! Downstairs includes a bedroom, separate entry and is ideal for a suite! Walk out into your South facing outdoor space that includes a covered patio, wraparound grass space and a detached shed for all your storage needs. Not to mention, located within walking distance to Earl Marriot which has an excellent IB program. This home is zoned RS-1 with great potential for future investments!