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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| 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 |

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|-------------------------|--------------------------|-------------------------|-----------------------|
| 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 |

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|----------------------------|--|
| 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 | 20'10 x 11'10 | Below | Living Room | 20'6 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 | | | |

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|--------------------------------|------------|----------------------------|--|-----------------------|--------------------|-----------------|
| 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 (Bsmnt): | 0 sqft | Suite: | Other | | | |
| Finished Floor (Total): | 1,839 sqft | Crawl/Bsmnt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Fully Finished,Separate Entry | | | |
| Grand Total: | 1,839 sqft | Beds In Bsmnt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

OPEN HOUSE SATURDAY JUNE 29 FROM 1-3PM. 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!