

Depth/Size (ft):	762 square feet	Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	115.00	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	28,750.00	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,423.80
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-905-401

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Other,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : PARK SPACE
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 30, PLAN NWP45454, DISTRICT LOT 318, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Green House
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 13'			
Main	Living Room	15' x 14'			
Main	Dining Room	11' x 12'			
Main	Family Room	15' x 14'			
Main	Primary Bedroom	16' x 14'			
Main	Bedroom	10' x 10'			
Main	Bedroom	12' x 12'			

Finished Floor (Main):	2,131 sqft	# Of Rooms:	7	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	Main	2	No
Finished Floor (Total):	2,131 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,131 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

OPEN HOUSE SATURDAY JUNE 29 FROM 1-3PM. Rare home in the desirable FOREST KNOLLS neighbourhood. This property boasts nearly 3/4 an acre on a private lot backing onto green space and a tranquil and flat backyard. The 2,100+ square foot rancher has AIR CONDITIONING, newer hot water tank and an oversized primary bedroom that connects to an outdoor solarium and greenhouse. The home also includes hardwood flooring, an abundance of storage and lots of windows for natural light. This home is perfect to renovate or build your next dream home!