

<b>Depth/Size (ft):</b>	132	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	49
<b>Lot Area: (sq.ft.)</b>	7,909.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,322.28
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	007-394-616

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Laminate, Mixed, Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT 230, PLAN NWP44386, DISTRICT LOT 396, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Hot Tub Spa/Swirlpool, Microwave, Pantry, Storage Shed, Windows - Thermo, Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'7 x 12'10	Main	Laundry	8'3 x 8'7
Main	Living Room	12' x 12'10			
Main	Dining Room	9' x 10'6			
Main	Primary Bedroom	11'11 x 11'11			
Main	Bedroom	9'6 x 10'			
Main	Bedroom	9'6 x 8'10			
Main	Family Room	9'10 x 19'			

<b>Finished Floor (Main):</b>	1,441 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,441 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,441 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>				

Immaculate starter home or downsizing cutie! This open concept rancher bungalow is turn-key ready for your family and furbabies. Each room seamlessly flows into the next, opening up onto the fully fenced & beautifully landscaped backyard w/ hot tub, gas BBQ hook-up & creative glassed she-shed. \*Bonus trickle hosing inset throughout both back & front gardens as well as light & privacy control inset blinds in french & slider doors. Exquisite chef's kitchen is fully equipped for your entertaining fun including SS appliances, eating bar, x large pantry, loads of cabinetry, storage & counter space. Zen spa guest bath is well appointed with all the luxuries of a hotel. New furnace, HWT, driveway & garden retaining wall. Walking distance to schools, transit, shopping, recreation & healthcare.