

Depth/Size (ft):	136	Bedrooms:	3	Approx. Year Built:	1968
Frontage (ft):	55.00	Bathrooms:	3	Age:	56
Lot Area: (sq.ft.)	7,347.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,484.93
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	003-108-112

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Wood	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 10, BLOCK 92, PLAN NWP2546, SECTION PMT, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Setting,Private Yard
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX City Realty, RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 14'2			
Main	Kitchen	12'11 x 12'9			
Main	Primary Bedroom	12'10 x 11'2			
Main	Bedroom	10'10 x 10'9			
Main	Bedroom	10'9 x 8'11			
Main	Kitchen	11'2 x 10'10			

Finished Floor (Main):	1,204 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	1,204 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,204 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover an exceptional investment opportunity in the heart of Bolivar Heights, North Surrey. This meticulously maintained rancher offers 3 bedrooms and 3 bathrooms. The property features a newer metal roof and a fully insulated attic for durability and energy efficiency. Set on a 7,331 sq ft lot, it offers ample green space and privacy, with gated access for added security. Conveniently near the South Fraser Perimeter Road and Highway 1, commuting is easy. Families will appreciate the proximity to schools and parks. With peekaboo views, three-quarter-inch maple hardwood floors throughout, maple laminate in bedrooms and hallway, and soft-close IKEA kitchen cabinets, this charming rancher is a lucrative investment. Open House: Saturday and Sunday, June 29th and 30th, from 2:00 to 4:00 PM.