

Depth/Size (ft):	105	Bedrooms:	3	Approx. Year Built:	1974
Frontage (ft):	66.00	Bathrooms:	1	Age:	50
Lot Area: (sq.ft.)	6,930.00	Full Baths:	1	Zoning:	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,965.18
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	007-294-751

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Carport; Single,Open
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : treed ravine

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 426, PLAN NWP44069, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Independent living,Storage

Site Influences: Central Location,Greenbelt,Paved Road,Recreation Nearby

Features: Clothes Dryer,Clothes Washer,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'7"	Bsmt	Laundry	6' x 4'
Main	Kitchen	11' x 9'	Bsmt	Foyer	6' x 4'
Main	Dining Room	9' x 9'			
Main	Primary Bedroom	12' x 12'			
Main	Bedroom	' x '			
Bsmt	Bedroom	15'5 x 9'			
Bsmt	Family Room	11' x 20'3"			

Finished Floor (Main):	968 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	460 sqft	Suite:	None			
Finished Floor (Total):	1,428 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	222 sqft	Basement:	Full			
Grand Total:	1,650 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

This lot is nearly 7000 sq. ft. has the potential to be amazing with a ravine and creek behind the house at the end of the street 1 blk from the rec center. The house is craving attention and could be again a great place to come home to depending what was done during renovations. An extension towards the Ravine could be very interesting.