

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	73.26	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	7,804.00	Full Baths:	2	Zoning:	R465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,183.19
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-824-281

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 49 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN BCP26063

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'31 x 17'6			
Main	Dining Room	13'6 x 9'2			
Main	Kitchen	11'6 x 6'5			
Main	Primary Bedroom	12'10 x 11'6			
Main	Bedroom	9'2 x 9'3			
Main	Bedroom	9'2 x 9'8			
Below	Bedroom	11'7 x 11'2			

Finished Floor (Main):	1,343 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:	2	Bsmt	3	No
Finished Floor (Bsmt):	138 sqft	Suite:				
Finished Floor (Total):	1,481 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	492 sqft	Basement:	Partly Finished			
Grand Total:	1,973 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Attention first-time buyers, investors & builders! Great starter home or opportunity to hold for the future - 4 bed, 2 bath rancher with basement (4th bed in basement unfinished but used as bedroom previously), in a desirable area of town that's already seeing a lot of development. Meticulously kept landscaped flat lot. Close to schools, parks, highway access. Minutes to downtown and the West Coast Express commuter train. (Photos scheduled for Wed 3rd July.)