

Depth/Size (ft):	112	Bedrooms:	3	Approx. Year Built:	1940
Frontage (ft):	60.00	Bathrooms:	2	Age:	84
Lot Area: (sq.ft.)	6,720.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,490.22
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	011-110-155

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	Open
Rain Screen:		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:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Natural Gas,Sanitary Sewer,Water
Legal:	LOT 651, PLAN NWP2180, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Lane Access,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 11'6			
Main	Dining Room	15'11 x 8'5			
Main	Kitchen	16'1 x 8'5			
Main	Primary Bedroom	18'4 x 11'1			
Main	Bedroom	15' x 9'1			
Main	Bedroom	14'11 x 9'			

Finished Floor (Main):	1,443 sqft	# Of Rooms:	6	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	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,443 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,443 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Modern convenience meets old world charm! This tastefully renovated 1426 sf bungalow style home sits on the perfect 60x112 westside lot. Lane access for the detached shop, garage or detached garden suite. Recent upgrades include new kitchen, bathrooms, new flooring and paint throughout. New roof, furnace and on demand hot water in 2022. Super private yard and deck are flat and fenced with a new sleek black aluminum privacy fence. The perfect location, walking distance to schools, parks, shopping, Community Centre, Maple Ridge Golf Course and the Maple Meadows West Coast Express Station, making this the ideal property for commuters. Tennis anyone? The tennis court at Hammond Park is less than a two minute walk. This is an ideal place to lay down some roots and raise a family or retire.