

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	131.90	Bathrooms:	2	Age:	65
Lot Area: (sq.ft.)	11,337.00	Full Baths:	1	Zoning:	RA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,797.86
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	007-515-383

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	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:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 1 SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 16781
Amenities:	Air Cond./Central,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 11'7	Main	Workshop	13'1 x 11'9
Main	Dining Room	13'10 x 9'10	Main	Office	10'2 x 11'9
Main	Living Room	13'4 x 20'5			
Main	Primary Bedroom	13'6 x 12'3			
Main	Bedroom	9'11 x 11'1			
Main	Bedroom	9'11 x 9'3			
Main	Recreation Room	14'4 x 18'4			

Finished Floor (Main):	1,725 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,725 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,725 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Invest in your future. This charming well maintained rancher is located on a fantastic 11,000+ sq.ft. building lot at the end of a cul de sac in the heart of Panorama Ridge. Surrounded by large luxurious homes this is the perfect home to buy now and rent out, live in, or build your dream home. Lots of potential for business owners, hobbyists and Garden enthusiasts, with its detached workshop and office, as well as greenhouse and sheds. The home has been updated with quartz counters, wide plank Oak flooring, waterproof composite flooring in kitchen, tankless hot water system, central air, 4" PVC storm sewer pipe installed on 3' crushed rock around perimeter of house and upgraded septic system. All this and conveniently located close to transit and commuter routes, schools and recreation.