

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1974
Frontage (ft):	99.97	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	15,407.00	Full Baths:	2	Zoning:	RA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,750.73
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	009-669-043

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Brick,Concrete	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View: Yes : Mountains, Water and Park

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Water

Legal: LOT 3 DISTRICT LOT 157 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 12252

Amenities: Workshop Detached

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'0 x 5'10	Main	Bedroom	10'11 x 11'1
Main	Family Room	15'7 x 16'7	Main	Bedroom	9'0 x 11'11
Main	Kitchen	10'11 x 21'2	Main	Primary Bedroom	15'0 x 13'5
Main	Dining Room	10'11 x 14'10			
Main	Living Room	14'1 x 23'6			
Main	Laundry	9'5 x 5'11			
Main	Den	12'6 x 8'7			

Finished Floor (Main):	2,239 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,239 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	2,239 sqft	Basement:	Full,Unfinished			
Grand Total:	4,478 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this charming rancher, with an unfinished full basement, roughed in for a potential suite, the renovation possibilities are endless! Situated on a large lot, with ample space for outdoor activities and future expansion, in a highly desirable neighbourhood. Nestled close to Elgin Heritage Park, the river and marina, and easy access to the Hwy provides the perfect blend of nature and convenience. This property is ideal for those looking to renovate the existing home or build a brand new one to create their perfect sanctuary in a serene and accessible location. Property comes with 200 amp service.