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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 109 | Bedrooms: | 5 | Approx. Year Built: | 1976 |
| Frontage (ft): | 58.00 | Bathrooms: | 2 | Age: | 48 |
| Lot Area: (sq.ft.) | 6,322.00 | Full Baths: | 2 | Zoning: | RES |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$3,691.92 |
| Rear Yard Exp: | East | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 005-874-149 |

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|-------------------------|---------------------------------------|-------------------------|---------------------------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Parking: | Total: 7 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Aluminum,Mixed,Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Baseboard,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | Vinyl/Linoleum | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | LOT 94, PLAN NWP40940, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Garden,In Suite Laundry,Swirlpool/Hot Tub |
| Site Influences: | Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX All Points Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------------|-------------|
| Main | Living Room | 14'2 x 13'3 | Main | Laundry | 7'1 x 4'11 |
| Main | Foyer | 3'6 x 4'3 | Bsmt | Living Room | 18'8 x 12'7 |
| Main | Dining Room | 11'4 x 8'5 | Bsmt | Kitchen | 12'1 x 10'3 |
| Main | Kitchen | 11'2 x 11'3 | Main | Eating Area | 8'10 x 6'2 |
| Main | Primary Bedroom | 10'11 x 13'3 | Bsmt | Pantry | 6'4 x 3'1 |
| Main | Bedroom | 10'1 x 10'11 | Bsmt | Bedroom | 12'7 x 8'7 |
| Main | Bedroom | 12'2 x 11'11 | Bsmt | Bedroom | 12'7 x 10'7 |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,235 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Bsmt | 4 | No |
| Finished Floor (Bsmt): | 1,046 sqft | Suite: | Unauthorized Suite | | | |
| Finished Floor (Total): | 2,281 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Grand Total: | 2,281 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

Welcome home! This beautifully renovated home is waiting for you! Rancher with a basement is a fantastic layout for a young family or downsizing retirees! From top to bottom this home has been renovated! Open plan creates a great space to enjoy. This 5 bed home has 3 beds up and 2 down in a self contained beautiful suite. Great for mom & dad as the finishing is equally as nice up or down! Shaker white cabinets, quartz counters, stainless appliances, Luxury Vinyl Plank throughout, modern electric fireplace, laundry up and down. Appliances are all newer in the last couple of years. Relax in the backyard Oasis! From the gorgeous huge covered patio, the large new hot tub, to the private fully fenced backyard! BiG items added to value are New roof, New windows, New driveway & perimeter drains.