

Depth/Size (ft):	110	Bedrooms:	3	Approx. Year Built:	1950
Frontage (ft):	50.00	Bathrooms:	2	Age:	74
Lot Area: (sq.ft.)	5,500.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,007.02
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	012-246-654

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PARCEL A, BLOCK 3, PLAN NWP1635, SUBLOT 18, NEW WESTMINSTER LAND DISTRICT, (REF PL 12096); OF LT 18 PL 1635; DIVISION K
Amenities:	In Suite Laundry,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 10'7			
Main	Dining Room	11'6 x 6'9			
Main	Kitchen	11'1 x 11'4			
Main	Primary Bedroom	11'2 x 12'5			
Main	Walk-In Closet	4'10 x 4'5			
Main	Bedroom	13'6 x 11'3			
Main	Bedroom	10'10 x 8'1			

Finished Floor (Main):	1,075 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:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,075 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,075 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Adorable home-sweet-home and move in ready. This updated 3 bd, 2 bath home is perfect for 1st time buyers or downsizers and even has a 21 x 21 detached garage for the car buff or hobbyist. Most recent updates include h20 tank, bedroom carpeting and fabulouse 3 piece ensuite. Previous updates include roof in 2020, kitchen with s/s appliances, main bath, windows, doors, light fixtures, vinyl siding and more. Efficient gas fireplace heats the whole house. Nicely landscaped yard with irrigation system for flower beds and garden. Great street appeal and conveniently located to all levels of school, recreation and shopping. Make sure to put this one on your "must see" list.