

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1965
Frontage (ft):	60.04	Bathrooms:	2	Age:	59
Lot Area: (sq.ft.)	6,403.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,294.48
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	008-972-699

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Carport; Multiple, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Riverside

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: LOT 12, PLAN NWP27454, NEW WESTMINSTER LAND DISTRICT, DIVISION H

Amenities:

Site Influences: Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 7'5	Main	Foyer	7'4 x 4'9	Below	Storage	11'4 x 4'10
Main	Living Room	20' x 14'	Main	Laundry	7'7 x 6'4	Below	Other	9'5 x 6'1
Main	Dining Room	10'5 x 10'	Below	Kitchen	10'8 x 9'2			
Main	Primary Bedroom	12' x 10'6	Below	Living Room	19'9 x 11'9			
Main	Bedroom	10'5 x 8'3	Below	Dining Room	15'3 x 11'			
Main	Bedroom	12' x 9'	Below	Bedroom	20'5 x 12'			
Main	Eating Area	9'5 x 8'	Below	Bedroom	12'3 x 11'4			

Finished Floor (Main):	1,300 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,300 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,600 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,600 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Urban 1 huge possibilities - see docs. 5 bedroom, 2 bath rancher with some upgrades, plus unauthorized suite with fireplace & separate entry. RV parking w/ hookup, A/C, open living room with grand rock fireplace. A gardener's delight: this home has a serene, private backyard, large useable porch, gazebo, running hot tub, shed with power, beautiful plants, trees and veggies in raised gardens plus watering system. Carport, replaced windows/roof, quiet street walk to town steps from 1881 District and schools. Lot possible duplex.