

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	59.00	Bathrooms:	2	Age:	37
Lot Area: (sq.ft.)	7,139.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,975.45
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	003-804-399

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 4, PLAN NWP71482, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'3	Main	Bedroom	10'7 x 8'11
Main	Dining Room	13'3 x 10'			
Main	Kitchen	19'10 x 9'5			
Main	Family Room	12'11 x 12'3			
Main	Laundry	8'10 x 7'2			
Main	Primary Bedroom	14'7 x 11'11			
Main	Bedroom	11' x 9'9			

Finished Floor (Main):	1,611 sqft	# Of Rooms:	8	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):	1,611 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,611 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

When it comes to location, this is one of the best! A quiet street close to shopping, minutes to the beach and great schools with-in walking distance. This three bedroom rancher is great for entertaining with large kitchen and dining room. Lots of light and two fireplaces always means your comfortable in your new home. With three nice sized bedrooms everyone will have just enough space. Go out on your south facing patio and enjoy these summer months. The back yard is a nice size, flat for playing summer badminton, or working in your garden. On the side of this home there is enough space to put in some RV parking. Schedule your private showing soon before this one is gone!