

<b>Depth/Size (ft):</b>	213.25	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	93.00	<b>Bathrooms:</b>	3	<b>Age:</b>	25
<b>Lot Area: (sq.ft.)</b>	20,037.60	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,062.78
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	023-888-563

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 9 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 2, PLAN LMP34742, SECTION 30, TOWNSHIP 25, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Workshop Attached
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 6'6	Above	Bedroom	14'6 x 12'
Main	Dining Room	11' x 12'6	Above	Bedroom	12'6 x 12'
Main	Kitchen	13' x 16'	Above	Loft	18'6 x 13'
Main	Nook	15' x 9'			
Main	Great Room	14' x 15'6			
Main	Bedroom	11'6 x 10'			
Main	Primary Bedroom	14' x 14'6			

<b>Finished Floor (Main):</b>	1,987 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	866 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,853 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,853 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Stunning Rancher with 800 Sq Ft loft. Manicured half acre property in CUL-DE-SAC. Walking distance to Cultus Lake, Golf, hiking & amenities. Central A/C. New staircase railings. Great room layout combines family room new kitchen and eating are with large windows and patio doors to a private oasis. Large covered patio area allow all season use. Fully fenced back yard. Seperate formal dining & living room. Primary bedroom on the main floor is spacious with separate shower, soaker tub & dual vanity sinks. Patio is accessible from the Primary Bedroom. There is a 10 x 18 ft. garden shed at the rear of the property as well as a great fire pit!