

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1983
Frontage (ft):	72.00	Bathrooms:	2	Age:	41
Lot Area: (sq.ft.)	7,353.86	Full Baths:	2	Zoning:	MD465
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,627.70
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	008-991-189

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Metal	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 109 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 28430
Amenities:	Air Cond./Central
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 12'2	Bsmt	Bedroom	12'4 x 13'5
Main	Dining Room	7'9 x 9'2	Bsmt	Bedroom	9'11 x 10'10
Main	Kitchen	8'11 x 6'6	Bsmt	Utility	10'7 x 6'8
Main	Primary Bedroom	12'8 x 11'11	Bsmt	Storage	10'7 x 6'3
Main	Bedroom	10'9 x 11'5			
Bsmt	Den	16' x 10'10			
Bsmt	Recreation Room	16' x 13'4			

Finished Floor (Main):	1,183 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	1,009 sqft	Suite:	None			
Finished Floor (Total):	2,192 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,192 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Welcome home to your level entry rancher with walk out basement. This home is just under 2200 sqft, has 4 bedrooms (could be 5) and 2 full bathrooms. Updates include a newer dishwasher, newer oven, newer hot water tank, basement bathroom, all the windows, balcony doors and patio sliding doors were recently replaced as well. The basement has a huge rec room / den flex space area that walks out to your private backyard. The basement also has a seperate entry making it easier to put in a suite if desired. The home is within walking distance to the west coast express, shopping and heritage park. Did I mention the home has A.C? Don't wait, book your showing today.