

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	65.00	Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	23,958.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,322.91
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	006-436-773

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Hardwood,Other,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Natural Gas,Storm Sewer,Water
Legal:	LOT 339, PLAN NWP49543, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 9'5	Bsmt	Living Room	12'8 x 12'3
Main	Living Room	18'6 x 11'6	Bsmt	Kitchen	12'8 x 9'8
Main	Dining Room	9'4 x 11'9	Bsmt	Bedroom	15'8 x 10'10
Main	Bedroom	9'1 x 11'5	Bsmt	Laundry	14'9 x 7'2
Main	Primary Bedroom	13'4 x 12'6			
Main	Other	22'11 x 13'8			
Main	Other	22'11 x 9'7			

Finished Floor (Main):	990 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	954 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,944 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,944 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

HONEY STOP THE BIKE, THIS IS IT!! Beautiful property folks for the whole family. Large lot 23,958 sq ft, with a 3 bedroom 2 bathroom split entry home. Newer kitchen with S/S appliances and tile flooring, updated bathroom w/jetted tub, paint throughout, maple floors redone. BIG deck off the kitchen with a private hot tub, A/C, brand new fencing, windows updated, new water tank and washer & dryer, new torch on roof, new garage doors, plus a bonus shop in the back yard with 220amp and water!! If that doesn't excite you maybe the separate entry garage access for grandma's suite, with laundry, kitchen and bathroom will! Great neighbourhood, close to various schools, shopping and restaurants. Don't wait on this one, call me today!