

Depth/Size (ft):	112	Bedrooms:	5	Approx. Year Built:	1963
Frontage (ft):	60.00	Bathrooms:	3	Age:	61
Lot Area: (sq.ft.)	6,843.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,941.00
Rear Yard Exp:	South			For Tax Year:	2022
View:	No			P.I.D.:	009-334-122

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Concrete,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	GLENAYRE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 53, BLOCK Q, PLAN NWP24319, DISTRICT LOT 105, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'10	Bsmt	Recreation Room	28'2 x 18'2
Main	Dining Room	10'5 x 9'7	Bsmt	Bedroom	13' x 9'11
Main	Kitchen	14'7 x 10'7	Bsmt	Bedroom	10'1 x 9'8
Main	Primary Bedroom	12'7 x 11'1	Bsmt	Laundry	14'8 x 10'8
Main	Bedroom	10'6 x 9'1	Bsmt	Storage	15'8 x 7'2
Main	Bedroom	12'7 x 9'2	Bsmt	Wine Room	3' x 4'
Main	Foyer	11'3 x 4'4			

Finished Floor (Main):	1,300 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,330 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Bsmt	4	No
Finished Floor (Total):	2,630 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,630 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Amazing OPPORTUNITY, Beautiful-Move In Ready condition, over 2600SqFt home with 5 bedrooms 3 bathrooms, easy to make 2 bedrooms suite . Some updates include expensive Vinyl windows, Kitchen cabinets with modern quartz countertops, 5yrs old roof, beautiful flooring, newer heating system, EV PLUG-In second stage charger, No POLY B, piping plus electrical updated and much, much more on huge lot with huge potential. Walking distance to elementary and secondary French Immersion schools , shopping ,Sky-train 5 minutes away. Excellent location in peaceful children safe cul-de-sac . Basement is ready for 2 bedrooms mortgage helper if required . Open House Saturday/Sunday 2-4 pm October 05/06,2024.