

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

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<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>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

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

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

Amazing OPPORTUNITY to buy Clean-move in ready 5 bedrooms 3 bathrooms, updated home with new Vinyl windows, New Kitchen cabinets,5yrs old roof, beautiful flooring, EV PLUG-In second stage charger, piping plus electrical updated and much, much more on huge lot with Huge potential. Walking distance to elementary and secondary French Immersion schools , Sky-train 5 minutes away. Excellent Location. Basement is Very suitable into 2 bedrooms mortgage helper. OPEN HOUSE SATURDAY/Sunday Aug.31 2-4 pm.