

<b>Depth/Size (ft):</b>	120.00	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	8
<b>Lot Area: (sq.ft.)</b>	7,200.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,591.84
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	009-677-470

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 460, PLAN NWP114, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 12'	Main	Walk-In Closet	5'8 x 6'2
Main	Dining Room	11' x 12'4			
Main	Great Room	15'8 x 12'4			
Main	Primary Bedroom	13' x 14'			
Main	Bedroom	10' x 10'			
Main	Bedroom	10' x 10'			
Main	Laundry	5'8 x 7'4			

<b>Finished Floor (Main):</b>	1,238 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,238 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,238 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Bingo! Newer Rancher on a quiet dead end street in the Hammond area. Nice open great room plan with high ceilings, cozy living space, beautiful kitchen with white shaker style cabinets, gas range, quartz counters and stainless appliances. 3 bedrooms, 2 bathrooms Big primary bedroom off the back with feature wall & 3 pc ensuite, both bathrooms have quartz counters and tiled floors. Beautiful rear yard with stamped patio and walkway, A/C & loads of storage in a big bright and clean crawl space! All the peace and mind of a newer home.