

|                          |        |                    |   |                            |             |
|--------------------------|--------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>  |        | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1979        |
| <b>Frontage (ft):</b>    | 164.99 | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 45          |
| <b>Lot Area: (Acres)</b> | 1.18   | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RA          |
| <b>Flood Plain:</b>      | No     | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$8,109.14  |
| <b>Rear Yard Exp:</b>    | South  |                    |   | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>             | No     |                    |   | <b>P.I.D.:</b>             | 005-100-381 |

|                         |                           |                         |                        |
|-------------------------|---------------------------|-------------------------|------------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow          | <b>Parking:</b>         | Total: 10 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 1                      |
| <b>Exterior:</b>        | Mixed                     | <b>Parking Access:</b>  | Front                  |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Double         |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          |                        |
| <b>Renovations:</b>     | Addition,Partly           | <b>Units in Dev:</b>    |                        |
| <b># of Fireplaces:</b> | 2 - Fuel: Natural Gas     | <b>Distance to:</b>     |                        |
| <b>Water Supply:</b>    | City/Municipal            | <b>Title to Land:</b>   | Freehold NonStrata     |
| <b>Fuel/Heating:</b>    | Forced Air                | <b>Property Disc:</b>   | Yes                    |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                        |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                     |
| <b>Floor Finish:</b>    | Mixed                     | <b>Fixtures Rmvd:</b>   | Yes                    |

|                            |                                                                                 |
|----------------------------|---------------------------------------------------------------------------------|
| <b>View:</b>               | No                                                                              |
| <b>Mgmt. Company:</b>      |                                                                                 |
| <b>Complex / Subdiv:</b>   |                                                                                 |
| <b>Services Connected:</b> | Electricity,Natural Gas,Septic                                                  |
| <b>Legal:</b>              | LOT 53 SECTION 21 TOWNSHIP 8 NEWWESTMINSTER DISTRICT PLAN 53239                 |
| <b>Amenities:</b>          |                                                                                 |
| <b>Site Influences:</b>    | Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave                            |
| <b>Bylaw Restrict:</b>     |                                                                                 |
| <b>Listing Broker(s):</b>  | RE/MAX Colonial Pacific Realty                                                  |

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  |
|-------|-----------------|--------------|-------|---------|-------------|
| Main  | Living Room     | 19'2 x 23'6  | Main  | Den     | 11'2 x 13'9 |
| Main  | Dining Room     | 18'8 x 17'2  | Main  | Foyer   | 5'9 x 6'2   |
| Main  | Kitchen         | 12'5 x 13'3  | Main  | Laundry | 11'9 x 6'3  |
| Main  | Primary Bedroom | 15'7 x 14'5  |       |         |             |
| Main  | Bedroom         | 11'9 x 12'11 |       |         |             |
| Main  | Bedroom         | 13'0 x 9'9   |       |         |             |
| Main  | Eating Area     | 11'1 x 10'1  |       |         |             |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 2,450 sqft | <b># Of Rooms:</b>        | 10    | <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                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     | Main                  | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None  |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 2,450 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Crawl |                       |                    |                 |
| <b>Grand Total:</b>            | 2,450 sqft | <b>Beds In Bsmt:</b>      | 0 / 3 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Developers and Investors, gather 'round! I am thrilled to present to you a slice of paradise that will make your portfolio sparkle brighter than a diamond in the rough. Allow me to introduce you to a property so unique, it could be the setting of a new reality TV show: "The Great Property Treasure Hunt!" – or, at the very least, your next great investment. Picture this: 1.18 acres of land that's practically screaming, "I'm fabulous, come build your dreams here!" A charming, cute-as-a-button rancher that's so inviting, it might just start asking you to stay for dinner. This isn't just any rancher. It's a home where quality finishes meet high-end appliances in the kitchen, Now, let's talk about future, specifically the Skytrain. Imagine being ahead of the curve-Let's make this diamond yours.