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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1976 |
| Frontage (ft): | 102.00 | Bathrooms: | 2 | Age: | 48 |
| Lot Area (sq.ft.): | 7,405.00 | Full Baths: | 2 | Zoning: | SF |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,706.71 |
| Rear Yard Exp: | South | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 006-725-228 |

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|-------------------------|---------------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 4 - Covered: 0 |
| Construction: | Frame - Wood | Covered Parking: | 0 |
| Exterior: | Vinyl,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv: MASON HEIGHTS

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

Legal: LOT 204 SECTION 34 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 43315

Amenities: Storage,Workshop Detached

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-----------------|------------|
| Main | Living Room | 15'6 x 14'1 | Main | Bedroom | 9'1 x 9'6 |
| Main | Dining Room | 8'11 x 8'11 | Main | Primary Bedroom | 10' x 13'6 |
| Main | Kitchen | 15'8 x 8'11 | | | |
| Main | Foyer | 4'8 x 4'9 | | | |
| Main | Bedroom | 18'9 x 12'11 | | | |
| Main | Walk-In Closet | 5'1 x 5' | | | |
| Main | Bedroom | 11' x 9'6 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,576 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,576 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,576 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Spacious, updated rancher in desirable family neighborhood of Mason Heights! Very functional layout, w/4 bdrms & 2 full baths great for families & 1 level living perfect for those looking to downsize without stairs. Beautiful kitchen boasts ample cabinets & SS appliances! Sep dining area has sliding doors that walk out to fully fenced private backyard! Bright, cozy living rm w/newer electric fireplace & stone accent wall. Many updates in 2023 incl electrical upgrade & panel(220 amp), central A/C, electric car charger & washer/dryer. Roof & gutters done in 2021, main bath refresh in 2017, newer HW tank, windows, furnace & fixtures throughout. Separate 418 sq ft shop ideal for hobbyists & storage & parking for 4 cars on driveway! Fantastic area close to parks, trails, schools & shopping!