

Depth/Size (ft):	116.50	Bedrooms:	3	Approx. Year Built:	1956
Frontage (ft):	62.00	Bathrooms:	1	Age:	68
Lot Area: (sq.ft.)	7,226.00	Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,054.48
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	010-166-891

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MEADOWBROOK ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 4, BLOCK F, PLAN NWP16043, SECTION 29, RANGE 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'0			
Main	Eating Area	7'9 x 6'1			
Main	Kitchen	10'6 x 9'11			
Main	Bedroom	12'0 x 9'11			
Main	Bedroom	10'8 x 8'1			
Main	Bedroom	11'2 x 7'3			
Main	Laundry	10'5 x 5'7			

Finished Floor (Main):	1,033 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,033 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,033 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This delightful 3-bed, 1-bath rancher effortlessly combines classic charm with modern convenience on a generous 7,226 sq ft lot. The living room boasts bright, oversized windows, flooding the space with natural light and warmth. This home perfectly blends cozy country ambiance with urban accessibility, making it truly one of a kind. The expansive yard offers endless opportunities for gardening, play, and entertaining—an outdoor oasis awaiting your personal touch. Ideally situated near major highways and essential amenities, this location offers unmatched comfort, convenience, and potential. Your dream home awaits!