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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 18.28 | Bedrooms: | 3 | Approx. Year Built: | 1969 |
| Frontage (ft): | 119.65 | Bathrooms: | 2 | Age: | 56 |
| Lot Area: (sq.ft.) | 7,200.00 | Full Baths: | 1 | Zoning: | RS-1 |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,211.80 |
| Rear Yard Exp: | South | | | For Tax Year: | 2022 |
| View: | | | | P.I.D.: | 002-163-934 |

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|-------------------------|---------------------------------|-------------------------|--------------------|
| Style of Home: | 1 Storey,Rancher/Bungalow | Parking: | Total: 2 |
| Construction: | Log | Covered Parking: | |
| Exterior: | Stone | Parking Access: | |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Propane Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 144, PLAN NWP33160, DISTRICT LOT 277, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------------|------------|
| Main | Primary Bedroom | 11'6 x 15'7 | Main | Dining Room | 6'2 x 8'3 |
| Main | Living Room | 15'4 x 12'1 | Main | Laundry | 5'0 x 8'3 |
| Main | Office | 9'7 x 8'4 | | | |
| Main | Bedroom | 10'3 x 12'2 | | | |
| Main | Bedroom | 10'7 x 11'7 | | | |
| Main | Kitchen | 9'7 x 10'8 | | | |
| Main | Eating Area | 8'3 x 6'8 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,295 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 5 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 2 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | | | |
| Finished Floor (Total): | 1,295 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Part | | | |
| Grand Total: | 1,295 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Welcome Home or Build! This beautifully renovated West Side rancher, situated in a charming family-friendly neighborhood. Set on a large corner lot, this property offers the opportunity to build up to 4 homes (see renderings). This updated home features newer windows, fresh paint, new flooring & a fully revamped kitchen with quartz countertops, a tiled backsplash, heated floors & ample drawer space. The luxurious bathrooms have heated floors & a new laundry room adds modern convenience. The home includes 3 spacious bedrooms & office with built-ins. Fantastic backyard, perfect for entertaining, with a hot tub & plenty of space for outdoor activities. Rent, live in, or develop, the possibilities are endless with the new SSMUH zoning, allowing for 4 individual homes.