

Depth/Size (ft):	18.28	Bedrooms:	3	Approx. Year Built:	1969
Frontage (ft):	119.65	Bathrooms:	2	Age:	55
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

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			

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.