

Depth/Size (ft):	136	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	52.00	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	8,192.00	Full Baths:	2	Zoning:	R558
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,906.45
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	011-790-954

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 23 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 78716

Amenities:

Site Influences: Central Location

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

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 5'11	Main	Bedroom	9'11 x 9'4
Main	Living Room	13'11 x 15'10	Main	Bedroom	9'11 x 10'5
Main	Dining Room	11'5 x 10'11	Main	Laundry	8'6 x 6'8
Main	Kitchen	11'11 x 11'10			
Main	Eating Area	7'4 x 4'10			
Main	Primary Bedroom	13'5 x 11'9			
Main	Walk-In Closet	7'2 x 5'10			

Finished Floor (Main):	1,355 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,355 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,355 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Ideal one-level living. Excellent floor plan. The foyer is flanked by a large living room with a gas fireplace on one side and a formal dining room on the other. Large kitchen has an eating area that overlooks private backyard. 3 bedrooms. Large ensuite off the master bedroom. The backyard has a 16x28 shop that is ideal for your hobbies or extra parking. 2 car attached garage as well. Great location close to parks and schools. This home is waiting for ideas.