

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	26
<b>Lot Area: (sq.ft.)</b>	7,470.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS5
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,343.73
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	023-059-303

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

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** IMPERIAL VILLAGE

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

**Legal:** LOT 180, PLAN LMP22418, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Drapes/Window Coverings,Freezer,Garage Door Opener,Oven - Built In,Refrigerator,Sprinkler - Inground,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 7'5	Main	Primary Bedroom	13' x 15'11
Main	Living Room	15'11 x 14'1	Main	Walk-In Closet	5'1 x 7'10
Main	Dining Room	13'1 x 13'7	Main	Bedroom	13'11 x 10'7
Main	Kitchen	13'7 x 13'11	Above	Bedroom	11'9 x 19'8
Main	Eating Area	8'9 x 8'			
Main	Family Room	15'7 x 15'4			
Main	Laundry	11'9 x 10'			

<b>Finished Floor (Main):</b>	2,126 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	350 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,476 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,476 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Are you looking for a RANCHER? This is THE ONE for you! Welcome to this charming 3 bedroom & 2 bathroom rancher with loft located in a quiet cul de sac in Imperial Village! Enjoy this expansive, open-concept home featuring Italian ceramic tile floors & oversized windows that flood the space with natural light. The kitchen is perfect for entertaining with maple cabinets, granite counter tops, Thermadore 5 burner gas cooktop & access to the professionally landscaped private fenced yard with pond & water fall. Separate dining room with access to the patio, laundry room with storage (& even a built in ironing board) make this one level living the ultimate in convience. Walking distance to amenities, including Tsawwassen Springs Golf course & Tsawwassen Mills Shopping Centre.