

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RS1
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,250.88
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	017-467-519

Style of Home:	Rancher/Bungalow	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Sandpoint	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	: mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 5, PLAN LMP1481, SECTION 19, TOWNSHIP 3, RANGE 28, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'3 x 12'7	Main	Laundry	10'11 x 6'1
Main	Bedroom	12'1 x 9'0	Main	Walk-In Closet	6'7 x 4'11
Main	Eating Area	9'10 x 6'10			
Main	Kitchen	9'10 x 12'1			
Main	Living Room	12'11 x 18'1			
Main	Dining Room	9'9 x 11'3			
Main	Bedroom	9'0 x 14'3			

Finished Floor (Main):	1,495 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,495 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,495 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

A real gem in a quiet Agassiz neighbourhood, check out this 3bedroom 2 bathroom rancher on this private large lot. Located conveniently on York crescent boasting a huge driveway for rv or trailer parking. A covered patio in the back is sure to please for outdoor enjoyment and entertaining. Well layout living space and bedrooms are waiting for your touch , come view this home today!