

Depth/Size (ft):	96	Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	49.00	Bathrooms:	2	Age:	37
Lot Area: (sq.ft.)	4,826.00	Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,787.36
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	000-828-033

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	FRASER GLEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 5, PLAN NWP68528, SECTION 23, RANGE 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 11'10	Main	Bedroom	9'3 x 8'11
Main	Dining Room	11'6 x 11'3	Main	Laundry	9'11 x 8'9
Main	Kitchen	9'9 x 9'9			
Main	Eating Area	10'11 x 5'11			
Main	Family Room	13'8 x 12'7			
Main	Primary Bedroom	17'1 x 16'6			
Main	Bedroom	10'7 x 8'11			

Finished Floor (Main):	1,619 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	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,619 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,619 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Fraser Heights! This charming and well-maintained rancher is situated on a quiet street in a prime location in the prestigious Fraser Glen neighbourhood! This 3-bedroom, 2-bath home boasts an open, bright, and airy layout creating a warm and inviting atmosphere, perfect for families or downsizers. Features include a beautiful updated kitchen with a convenient island and granite countertops, sleek black and stainless appliances, two fireplaces with elegant white heritage mantles, and beautiful laminate floors. Enjoy carefree living for years to come thanks to an updated roof, furnace and hot water tank. Conveniently located close to transit and shopping, making daily errands a breeze. Don't miss this opportunity to own a lovely home in a peaceful neighborhood. Don't wait, call now!