

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1969
Frontage (ft):	53.00	Bathrooms:	1	Age:	55
Lot Area: (sq.ft.)	7,289.00	Full Baths:	1	Zoning:	RS 2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,873.93
Rear Yard Exp:	North			For Tax Year:	2024
View:				P.I.D.:	006-893-333

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal,Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 161 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33789

Amenities: In Suite Laundry

Site Influences: Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Hugh & McKinnon Realty Ltd., Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'			
Main	Dining Room	13' x 7'			
Main	Kitchen	11' x 11'			
Main	Primary Bedroom	13' x 13'4			
Main	Bedroom	11' x 8'			
Main	Laundry	8' x 5'			

Finished Floor (Main):	950 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	950 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	950 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Great investment opportunity! This charming 2 bdrm rancher on a large 7289 sq ft lot near Earl Marriott school is perfect for a young family, retirees, or investors. Nice bright yard with large 470 sq ft detached garage. Great location, close to schools and shopping. Home has been nicely updated, has loads of storage and a large 4' crawl. Peace Arch Elementary and Earl Marriott Secondary catchments, both within walking distance.

