

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	7,259.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS 1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,141.41
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	006-427-499

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 3 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<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>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 335, PLAN NWP49586, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,Storage,Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 17'	Main	Bedroom	7'11 x 11'0
Main	Den	14'10 x 11'0	Below	Storage	10' x 12'
Main	Kitchen	9'2 x 17'0			
Main	Dining Room	13'4 x 13'6			
Main	Primary Bedroom	16'0 x 11'11			
Main	Bedroom	14'8 x 11'1			
Main	Bedroom	10'7 x 11'			

<b>Finished Floor (Main):</b>	1,860 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,860 sqft	<b>Crawl/Bsmt Height:</b>	6'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,860 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome Home! This completely renovated rancher is fabulous, with a western exposed fenced yard & nestled away in a great neighborhood. This home is family perfect and just steps from preferred Uplands Elementary. You will love the open concept layout with chef friendly kitchen incl gas range and all the fixings. The primary suite is huge with spa inspired double head shower & massive double door closets. There are 3 additional bedrooms and a large room with patio doors to the yard, currently a gym. Awesome 10'x15' crawl space with stairs & 6' ceiling, great for storage. The garage was enclosed by previous owners and is now a great flex space with large pantry & laundry. The detached 14 x 20 shop is awesome, this home has it all and is move in ready! Don't miss it!