

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	6,700.00	Full Baths:	2	Zoning:	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,042.18
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	001-936-808

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8
Construction:	Frame - Wood	Covered Parking:	
Exterior:		Parking Access:	Front, Lane
Foundation:		Parking:	Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Heat Pump, Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate, Tile, Vinyl/Linoleum	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 279, PLAN NWP41865, PART NE1/4, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Swirlpool/Hot Tub

Site Influences: Lane Access

Features: Air Conditioning, Dishwasher, Freezer, Hot Tub Spa/Swirlpool, Microwave, Range Top, Refrigerator

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 4'5	Main	Bedroom	9'8 x 13'8
Main	Dining Room	11' x 16'7	Bsmt	Recreation Room	21'5 x 10'7
Main	Living Room	10'4 x 13'9	Bsmt	Laundry	9'10 x 11'11
Main	Kitchen	11'1 x 14'4	Bsmt	Storage	6'9 x 7'6
Main	Family Room	11'1 x 7'9			
Main	Bedroom	11'1 x 15'			
Main	Primary Bedroom	11'1 x 14'8			

Finished Floor (Main):	1,229 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Bsmt	3	No
Finished Floor (Below):	869 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,098 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,098 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Delightful 4-bedroom, 2-bathroom home situated on a spacious 6'700 sq. ft. lot with laneway access, nestled in a Neighbourhood buzzing with exciting redevelopment. This property offers a blend of move-in-ready comfort and investment potential, appealing to first-time homebuyers and savvy investors alike. 3 Generous Bedroom Upstairs - Perfect for families, with ample natural light and space for everyone. Newly remodelled kitchen & bathroom - The main bathroom and kitchen have tastefully upgraded, featuring elegant Quartz countertops and sleek stainless-steel appliances, ideal for modern living. Expansive Family Room - Located just off the kitchen, this large family room is perfect for entertaining or relaxing with loved ones. Large Deck w/hot tub underneath for privacy.