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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 250 | Bedrooms: | 3 | Approx. Year Built: | 1952 |
| Frontage (ft): | 600.00 | Bathrooms: | 1 | Age: | 72 |
| Lot Area: (Acres) | 2.00 | Full Baths: | 1 | Zoning: | AL |
| Flood Plain: | Yes | Half Baths: | 0 | Gross Taxes: | \$1,942.74 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 015-547-922 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 8 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stucco,Wood | Parking Access: | |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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| View: | Yes : Mt. Cheam |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT 1, PLAN NWP83974, SECTION 33, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Workshop Attached |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Century 21 Creekside Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-----------------|-------------|
| Main | Kitchen | 9'6 x 11'5 | Bsmt | Recreation Room | 27' x 27'8 |
| Main | Eating Area | 5'1 x 11'5 | Bsmt | Storage | 10'4 x 9'5 |
| Main | Living Room | 14'9 x 15'10 | Bsmt | Storage | 18'8 x 17'8 |
| Main | Primary Bedroom | 9'11 x 13'9 | | | |
| Main | Bedroom | 9'11 x 11'6 | | | |
| Main | Bedroom | 12'3 x 9'4 | | | |
| Main | Foyer | 12'1 x 12'7 | | | |

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|--------------------------------|------------|---------------------------|------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,337 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | | | |
| Finished Floor (Bsmt): | 1,107 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,444 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Unfinished | | | |
| Grand Total: | 2,444 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Perfect 2 acre property w/ solid 3 bed/1bath home on completely private property surrounded by mature landscaping, trees & stunning mount Cheam views. This wonderful property offers over 600' of road frontage w/ access to the rear of the property for potential secondary dwelling. Land has potential for a two 1 acre subdivision (talk to city for details). The house offers tons of natural light with views from very large windows on each side. Roof, windows & doors replaced in 2018. Lots of character throughout large living room w/ natural gas fireplace and 3 good sized bedrooms. Bathroom completely renovated in 2022. 2 single garages w/ workshop in between w/ 220v wiring. All of this & just minutes to town and w/ city water. This property is truly one of a kind & rarely comes available!