

Depth/Size (ft):	141	Bedrooms:	6	Approx. Year Built:	1967
Frontage (ft):	80.00	Bathrooms:	3	Age:	57
Lot Area: (sq.ft.)	11,286.00	Full Baths:	3	Zoning:	R930
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,219.23
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	026-268-507

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	Yes : Fraser River and Mountains
Mgmt. Company:	
Complex / Subdiv:	Hatzic Bench
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT A, PLAN BCP17154, DISTRICT LOT 5, GROUP 3, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 12'6	Bsmt	Kitchen	10' x 12'
Main	Kitchen	10'6 x 9'	Bsmt	Living Room	8' x 12'
Main	Dining Room	12' x 9'	Bsmt	Bedroom	12' x 10'
Main	Primary Bedroom	14' x 11'	Bsmt	Bedroom	8' x 8'
Main	Bedroom	12' x 9'	Bsmt	Family Room	14' x 15'
Bsmt	Bedroom	7' x 11'			
Bsmt	Bedroom	8' x 8'			

Finished Floor (Main):	1,160 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,160 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,320 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,320 sqft	Beds In Bsmt:	4 / 6			
		# Of Pets:				

Renovation! Renovation! Renovation! Hatzic Bench Home! This home has been remodeled from top to bottom. It has to be seen to be appreciated. 2 new kitchens with quartz counter tops and all brand new stainless steel appliances, new flooring throughout, 3 new bathrooms, hardi siding, brand new roof top deck with amazing views of the Fraser River and Mountains and more! Massive 11,286 sqft mostly flat lot gives you tons of room for kids or turn the back yard into your own oasis. The attention to detail is amazing in this home. 6 bedrooms and 3 full bathrooms that include a 2 bedroom suite that could easily be a 3 bedroom suite if needed. Check this home out today!