

Depth/Size (ft):	100	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):	41.00	Bathrooms:	2	Age:	36
Lot Area: (sq.ft.)	4,095.00	Full Baths:	1	Zoning:	R3
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,006.65
Rear Yard Exp:	East			For Tax Year:	2024
View:	Yes			P.I.D.:	002-468-069

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Open
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:	Electric,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 460, PLAN NWP62551, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'6			
Main	Dining Room	9'6 x 10'10			
Main	Kitchen	7'8 x 9'3			
Main	Primary Bedroom	11'11 x 11'11			
Main	Bedroom	10'6 x 12'2			
Main	Office	7'8 x 7'			
Main	Laundry	5' x 11'10			

Finished Floor (Main):	1,081 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,081 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,081 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Immaculate inside and out 2 Bedroom and Den Craftsman Style Rancher. Den is perfect for a home office or 3rd Bedroom. Features Hardwood Flooring, Crown Moulding and Wood Stove style Gas Fireplace. Many upgrades throughout the years including: vinyl windows, Cedar Siding, AV Charger, and expansive paver stoned driveway. Loads of storage between the fully powered 16' X 13' Workshop and Storage Shed. Enjoy the deck with a retractable awning in a very private and fully fenced backyard. Great location at the end of a cul de sac, only steps to Bernard Elementary. Great alternative to living in a Strata. Move in Condition- Shows like a 10! .