

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1971
Frontage (ft):	76.80	Bathrooms:	3	Age:	53
Lot Area: (sq.ft.)	8,043.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,050.15
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	011-990-147

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 5 EXCEPT: FIRSTLY: WESTERLY 106.465 FEET SECONDLY: PART SUBDIVIDED BY PLAN 17753, SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1136
Amenities:	
Site Influences:	Private Setting,Private Yard
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 6'8	Below	Laundry	7'11 x 7'0
Main	Kitchen	7'11 x 11'11	Below	Living Room	17'0 x 13'6
Main	Dining Room	7'11 x 9'2	Below	Recreation Room	15'3 x 14'1
Main	Living Room	25'0 x 17'10	Below	Bedroom	14'11 x 10'3
Main	Bedroom	9'9 x 13'5	Below	Bedroom	21'8 x 9'2
Main	Bedroom	13'3 x 9'6	Below	Workshop	10'9 x 6'4
Main	Primary Bedroom	13'3 x 13'4			

Finished Floor (Main):	1,417 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	1,396 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,813 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,813 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Bring your renovation ideas to this sprawling two-story home, spanning a total of 2813 ft.² of living space! Walk into the main floor on ground level which has a total of 3 bedrooms, 2 bathrooms, and plenty of deck space to enjoy your beautiful views. Then head downstairs, which has an additional 2 bedrooms, 1 bathroom and tons of extra living space including your own workshop! This home has excellent bones and could easily be refreshed to be enjoyed for years to come, or build your own home on the huge 8043 square-foot lot. Book your private viewing today!