

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	63.00	Bathrooms:	2	Age:	65
Lot Area: (sq.ft.)	9,135.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,333.61
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	009-545-972

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 17, PLAN NWP20776, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Lane Access,Paved Road,Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Oracle Realty Ltd., Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'7	Main	Bedroom	10'8 x 9'10
Main	Living Room	14'10 x 10'4	Main	Bedroom	11'5 x 11'3
Main	Dining Room	8'4 x 7'4			
Main	Kitchen	11'6 x 11'2			
Main	Eating Area	9'3 x 7'10			
Main	Utility	8'4 x 7'3			
Main	Primary Bedroom	13'10 x 10'4			

Finished Floor (Main):	1,301 sqft	# Of Rooms:	9	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,301 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,301 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Amazing rancher 1301 sq feet sitting on a 9135 sq ft PRIVATE CORNER lot with LANE ACCESS!! 24x24 shop. This rancher boast a lovely feature wall in the living and dining area, great flowing floor plan to kitchen eating area and the primary bedroom with a 4 piece Ensuite is separated from the rest of the bedrooms for added privacy. With another full bathroom located off the two bedrooms for them to share. Amazing potential with this property, Development potential to allow up to four units via a duplex and secondary suites (two titles, each with a legal suite). Book your viewing today prime location & a great deal!