

Depth/Size (ft):	20.09	Bedrooms:	3	Approx. Year Built:	1990
Frontage (ft):	106.72	Bathrooms:	2	Age:	34
Lot Area: (sq.ft.)	7,085.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,016.37
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	014-727-421

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
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:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 42 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 82435
Amenities:	None
Site Influences:	Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 13'2	Main	Bedroom	9' x 14'1
Main	Dining Room	13'10 x 12'3	Main	Laundry	5'7 x 5'6
Main	Kitchen	13'10 x 8'11	Main	Other	8'10 x 5'6
Main	Eating Area	9'8 x 6'10			
Main	Family Room	12'8 x 11'10			
Main	Primary Bedroom	10'11 x 14'9			
Main	Bedroom	8'10 x 11'5			

Finished Floor (Main):	1,599 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,599 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,599 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

RANCHER, 3 bed, 2 bath directly across the street from Eastview Park. Located on a quiet street, lots of cupboards & counter space in the kitchen, an eating area w/ sliders opening up onto a deck, family room with a cozy gas f/p, laminate & lots of natural light throughout & a dining room off the kitchen. Master w/ a 3 pcs ensuite. Lots of street parking, double 2 car garage with large driveway to accommodate RV and extra parking! In a very convenient location close to Martha Currie & Sunrise Ridge Elementary, lots of great parks & golf courses nearby! Fully fenced yard for your furry pets in a wonderful neighborhood. If you have been looking for that rare rancher, this could be it. OPEN HOUSE Sunday Oct 6th. 2-4pm