

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	120.00	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (sq.ft.)</b>	12,040.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,641.20
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-522-379

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : VALLEY & MOUNTAIN
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 12, BLOCK 16, PLAN NWP21764, PART NE1/4, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'0 x 17'3	Above	Walk-In Closet	9'0 x 7'0
Main	Dining Room	10'11 x 14'4	Above	Nook	8'0 x 6'0
Main	Primary Bedroom	13'10 x 11'3			
Main	Bedroom	9'7 x 8'11			
Main	Kitchen	17'11 x 9'0			
Main	Family Room	20'7 x 14'0			
Above	Primary Bedroom	20'0 x 14'1			

<b>Finished Floor (Main):</b>	1,942 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	713 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	2,655 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,655 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

This exceptional opportunity features a prime 12,040 sq ft subdividable corner lot, complemented by a beautifully updated home. The residence boasts 3 bedrooms and 3 bathrooms, including a master suite on the main floor and an additional master suite above, complete with a luxury ensuite and walk-in closet. Key updates include a 5-year-old roof, modern vinyl windows, a renovated kitchen, and hardwood flooring throughout. All bathrooms have been recently upgraded, and the property is equipped with in-ground sprinklers. The extensive landscaping enhances the outdoor space, highlighted by a spacious 400+ sq ft covered deck that overlooks a tranquil pond with a fountain. This property offers significant redevelopment potential while also serving as a private retreat for relaxation. View today!