

Depth/Size (ft):	162.73	Bedrooms:	3	Approx. Year Built:	1970
Frontage (ft):	75.79	Bathrooms:	3	Age:	54
Lot Area: (sq.ft.)	12,008.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,889.68
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	008-361-355

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Mason Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 112, PLAN NWP37231, SECTION 34, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Storage Shed,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 3'9	Main	Walk-In Closet	5'0 x 4'10
Main	Living Room	16'4 x 13'1	Main	Family Room	19'0 x 22'6
Main	Dining Room	16'0 x 15'7	Main	Bedroom	16'7 x 13'5
Main	Kitchen	6'9 x 10'0	Main	Storage	13'10 x 6'4
Main	Bar Room	21'1 x 9'4			
Main	Bedroom	11'8 x 10'7			
Main	Primary Bedroom	11'3 x 13'3			

Finished Floor (Main):	2,808 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	2,808 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,808 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

When West Coast Chic meets Old Country Charm. Beautiful unique, open design & decor throughout this rustic 2,808 sqft 3 bedroom, 3 bath Rancher. Gorgeous 12,008 sqft private & amazing landscaped lot on quiet no thru street in Mason Heights. Two road frontages & driveways (198B St. & 198C St.) for excellent future possibilities. Multiple private patios to relax & enjoy, plus garage/man cave, workshop & large storage shed with power. This is an experience not a cookie cutter!