

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	50.00	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	43,584.00	Full Baths:	2	Zoning:	STD SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$10,901.17
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	001-936-298

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Mixed,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	Yes : park like setting
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 5, PLAN NWP69897, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 9'1	Main	Bedroom	10'1 x 10'
Main	Foyer	6'3 x 5'7	Main	Primary Bedroom	12'0 x 16'3
Main	Living Room	13'7 x 17'8	Main	Laundry	8'5 x 5'3
Main	Family Room	15'0 x 17'1			
Main	Dining Room	9'10 x 11'10			
Main	Eating Area	16'9 x 12'3			
Main	Bedroom	13'6 x 9'8			

Finished Floor (Main):	2,114 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	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,114 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,114 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Charming Rancher in a Parklike Oasis! Discover your dream home in this delightful rancher, perfectly nestled on a sprawling 1-acre lot that boasts a pristine, park-like setting. This lovingly maintained 3-bedroom, 2.5-bath Rancher features numerous upgrades, including a hot water on demand system, new furnace, and all plumbing replaced for your peace of mind. Newer roof adorned with durable laminate shingles boasts a remarkable 60-yr lifespan, this home is move-in ready, allowing you to relax and envision your ideal build in this serene landscape. located walking distance for elem and sec schools and grandview aquatic centre. Don't miss your chance to own this enchanting sanctuary—schedule your private viewing today!