

Depth/Size (ft):	125	Bedrooms:	3	Approx. Year Built:	1969
Frontage (ft):	80.00	Bathrooms:	4	Age:	55
Lot Area: (sq.ft.)	10,000.00	Full Baths:	4	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,165.61
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	007-100-515

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 245, PLAN NWP33932, NEW WESTMINSTER LAND DISTRICT, TIR

Amenities: Pool; Outdoor,Storage

Site Influences: Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 6'6	Main	Bedroom	10'8 x 16'5	Main	Storage	8'7 x 3'6
Main	Living Room	14'4 x 18'4	Main	Bedroom	10'2 x 13'2	Main	Storage	8'8 x 4'6
Main	Kitchen	13'3 x 13'4	Main	Games Room	20'1 x 21'8			
Main	Eating Area	9'0 x 10'3	Main	Laundry	10'11 x 6'0			
Main	Dining Room	11'1 x 14'2	Main	Office	20'1 x 18'2			
Main	Family Room	20'1 x 18'2	Main	Storage	6'4 x 3'8			
Main	Primary Bedroom	15'8 x 14'0	Main	Storage	8'7 x 7'7			

Finished Floor (Main):	2,861 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	No
Finished Floor (Total):	2,861 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,861 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Stunning rancher over 2,800 sq. ft. of living space on a private 10,000 sq. ft. lot in the Village! Exceptional floor plan designed for entertaining! Three sets of French doors open onto the oasis like backyard. A lifestyle home includes an outdoor fire pit+private sitting area with patio lanterns for those quiet evenings. Gourmet kitchen awaits(waterfall quartz countertops+top of line appliances) adjacent family room, den AND games room.Three bedrooms-primary with easy access to backyard-step out to take a dip in the private pool or recline by the firepit in the evenings. Patio lanterns, changing room.Ideal layout and fully updated! Roof,boiler,on demand water and heat pump, hardwood floors, windows,8 skylights, driveway+front patio,crawlspce upgrades, paint. Garage-25'x22". Dream home!