

Depth/Size (ft):	120 feet	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	33.00	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	7,805.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,387.22
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	013-831-313

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - 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:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Water

Legal: LOT 34, PLAN NWP81410, PART NW1/4, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Private Setting, Private Yard

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 11'6			
Main	Living Room	11'0 x 14'2			
Main	Dining Room	15'6 x 12'8			
Main	Primary Bedroom	12'3 x 13'			
Main	Bedroom	13'4 x 9'9			
Main	Bedroom	9'9 x 8'5			

Finished Floor (Main):	1,844 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,844 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,844 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

OPEN HOUSE SATURDAY NOV 2nd from 12-2pm. A Must see! This true rancher in South Surrey boast an expansive floorplan at over 1840 sq ft in size and is situated on a quiet cul de sac lot on one of the best streets in the neighbourhood. Fantastic floorplan including 3 large bedrooms and 2 bathrooms. Oversized livingroom/dining room plus French doors opening up to beautiful patio and manicured gardens. Tons of natural light in the home and backyard is very private. The home has many updates including new carpet, Air conditioning, paint, newer roof, newer hw tank, newer furnace and updated appliances. Double car garage and extended driveway with room for RV parking. Easy access to Hwy 99 and the Peace Arch Border crossing. Please see full pics and virtual tours to truly appreciate this home.