

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1971
Frontage (ft):	100.98	Bathrooms:	3	Age:	53
Lot Area (sq.ft.):	19,994.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,472.76
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	007-254-717

Style of Home:	2 Storey	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 36, PLAN NWP36089, PART NW1/4, SECTION 3, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 14'3	Below	Recreation Room	24'3 x 14'8
Main	Dining Room	10'9 x 9'11	Below	Bedroom	13'3 x 10'7
Main	Kitchen	10'9 x 9'4	Below	Workshop	11' x 13'
Main	Eating Area	10'9 x 7'5	Below	Laundry	10'4 x 10'9
Main	Primary Bedroom	15'10 x 13'	Below	Storage	7'6 x 7'
Main	Bedroom	10' x 11'6			
Main	Bedroom	12' x 9'7			

Finished Floor (Main):	1,482 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,280 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,762 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,762 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Loaded with Character! This beautiful half acre property has 100 feet of frontage and is the perfect rectangular lot on a gentle slope in the prestigious area of Panorama Ridge. Enter in to this Rancher style home with full basement and find a great layout with 3 bedrooms up, 2 bathrooms, good size living and dining rooms, updated kitchen with granite counters and commercial grade appliances. Huge side deck space off the kitchen, updated doors and windows throughout. Downstairs offers a bright basement with 1 bedroom (could be 2nd) and 1 bathroom with multiple accesses points outside and is easily suited. Huge sun drenched rear yard with inground pool and small shed. Great property to live in or hold and build your dream home!