

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	31.69	Bathrooms:	3	Age:	38
Lot Area: (Acres)	1.24	Full Baths:	3	Zoning:	SR-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,019.48
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	003-727-033

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 2 SECTION 10 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 71412
Amenities:	
Site Influences:	Cul-de-Sac,Paved Road,Private Setting,Private Yard,Rural Setting
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 7'3	Main	Laundry	7'7 x 12'10	Below	Bedroom	12'9 x 14'10
Main	Living Room	12'4 x 19'5	Main	Storage	21'0 x 11'4	Below	Bedroom	12'10 x 14'8
Main	Kitchen	9'7 x 12'9	Below	Laundry	7'7 x 5'11			
Main	Dining Room	10'6 x 14'9	Below	Family Room	12'6 x 25'11			
Main	Primary Bedroom	13'10 x 13'11	Below	Dining Room	8'2 x 16'6			
Main	Walk-In Closet	5'5 x 5'0	Below	Kitchen	13'7 x 9'6			
Main	Bedroom	9'9 x 10'6	Below	Utility	5'2 x 9'4			

Finished Floor (Main):	1,385 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,358 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,743 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,743 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Situated on a peaceful Cul-de-Sac, this 1.235-acre property offers a well-maintained rancher with a spacious basement. The home features four bedrooms, three full bathrooms, updated kitchen appliances, new countertops, and a large kitchen island. The property includes a private entrance to the two-bedroom basement suite, ensuring separate access for occupants. The fully fenced yard resembles a park-like setting with walking trails, and a gazebo. Conveniently located near the freeway, Williams Park, and Langley City, this property is a gem for buyers seeking tranquility and accessibility. Call now for private viewing!