

Depth/Size (ft):	110.039	Bedrooms:	5	Approx. Year Built:	1990
Frontage (ft):	75.70	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	8,323.00	Full Baths:	2	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,091.00
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	014-359-090

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Rear
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 36 LD 36 SEC 28 TP 2 PLAN 81927 NE 1/4, EXCEPT PLAN LMP 27381

Amenities:

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 14'4	Main	Bedroom	12'3 x 14'6
Main	Dining Room	7'10 x 9'2	Main	Bedroom	8'11 x 10'7
Main	Kitchen	9'9 x 9'2	Main	Bedroom	9'11 x 9'8
Main	Storage	6' x 2'9	Main	Primary Bedroom	12' x 12'10
Main	Foyer	5'1 x 5'9	Main	Den	8'8 x 12'
Main	Laundry	7'3 x 5'11	Main	Walk-In Closet	6' x 2'9
Main	Bedroom	10'6 x 9'10			

Finished Floor (Main):	1,581 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,581 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,581 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to Beautiful Rancher on huge 8323 sqft lot, with a potential for future MULTI-FAMILY development including a 4-Plex (check w/city), this home offers 5 bedrooms & 2.5 baths with a good sized family room opens to a covered deck in the back yard plus a large driveway can fit 4 cars plus a spacious double garage. A walking distance to beautiful Bear Creek Park, Surrey Art Gallery, Temple, and buses on 88 Ave. Enver Creek Secondary and Brookside Elementary are 5 minutes drive away. Located in a highly developing area with potential for future development under the proposed Fleetwood Plan. The close proximity to the new Skytrain station will add value in the future. Perfect for investors or families looking for this large lot in highly sought-after neighborhood of GREEN TIMBERS area.