

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	49.50	Bathrooms:	2	Age:	34
Lot Area: (sq.ft.)	7,121.00	Full Baths:	2	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,287.40
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	015-839-001

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,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:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	TYNEHEAD TERRACE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 48, PLAN NWP84610, PART NE1/4, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Draperies/Window Coverings,Freezer,Garage Door Opener,Oven - Built In,Range Top,Refrigerator,Security System,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'10	Main	Walk-In Closet	8'1 x 6'11
Main	Eating Area	17'8 x 10'7	Main	Bedroom	10'6 x 10'1
Main	Family Room	16'1 x 15'2	Main	Bedroom	10'4 x 10'2
Main	Living Room	15'2 x 13'3	Main	Laundry	8'4 x 7'2
Main	Dining Room	13'3 x 13'	Above	Loft	16'7 x 11'3
Main	Foyer	14'3 x 5'6			
Main	Primary Bedroom	13'10 x 13'10			

Finished Floor (Main):	1,886 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	270 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,156 sqft	Crawl/Bsmt Height:	4'6			
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,156 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautiful 3 large bdrms, 2 bthrm + loft (4th bedroom?) 2156 sf rancher on a huge rectangular flat 7121 sf lot. Primary bdrm back of the house w/a 4 piece ensuite (soaker tub, shower), large wi closet. Great layout! Walk in the front door to your dining room/living room w/gas fp, then go to the back of the home to your eating area, kitchen w/breakfast bar - bi oven, bi cook top, oak cabinets w/lots of counterspace, family rm w/gas fp w/access to your partially covered patio & fully fenced private backyard w/a turf area, rest is grass. Some original hardwood, carpet and mixed flooring. HUGE 4-5' crawl space access from your double garage. GREAT neighborhood, quiet location. Close to transit, shopping, schools and nature trails.