

Depth/Size (ft):	121.5	Bedrooms:	3	Approx. Year Built:	1958
Frontage (ft):	84.30	Bathrooms:	1	Age:	67
Lot Area: (sq.ft.)	10,282.00	Full Baths:	1	Zoning:	R3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,424.82
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	007-498-942

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 24, PLAN NWP15670, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'0			
Main	Eating Area	7'0 x 5'0			
Main	Kitchen	8'0 x 9'0			
Main	Primary Bedroom	12'0 x 12'0			
Main	Bedroom	11'0 x 10'0			
Main	Bedroom	10'0 x 10'0			
Main	Laundry	5'0 x 7'0			

Finished Floor (Main):	1,194 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,194 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,194 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Investor Alert! Awesome 3 bed rancher on flat 10,282 sq ft lot less than block from the new skytrain. This cute rancher is immaculate and perfectly rentable. Bonus detached shed for storage and tons of parking. This large, flat, square lot has no trees and is ready for your development ideas.