

Depth/Size (ft):	102.36	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	68.57	Bathrooms:	2	Age:	36
Lot Area: (sq.ft.)	6,997.00	Full Baths:	2	Zoning:	R1-D
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,847.84
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	008-486-859

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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:	No
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	Yes
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Murrayville
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT "J" SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 75720
Amenities:	Air Cond./Central,Garden,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'5	Main	Bedroom	10'7 x 9'
Main	Dining Room	12'3 x 8'7	Main	Bedroom	10'10 x 8'9
Main	Kitchen	10'1 x 9'7	Main	Foyer	5'9 x 5'2
Main	Family Room	16'10 x 10'	Main	Laundry	8'8 x 5'3
Main	Eating Area	9'10 x 6'9			
Main	Solarium	13'2 x 9'1			
Main	Primary Bedroom	13'8 x 11'11			

Finished Floor (Main):	1,647 sqft	# Of Rooms:	11	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,647 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,647 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this well maintained 1647 sqft 3 bedroom, 2 bathroom rancher, nestled on an ultra quiet street in sought-after Murrayville. Boasting a bright, spacious layout, this home welcomes you into a foyer that flows to a large living & dining area, complete with cozy gas fireplace. Maple kitchen opens to the eating area & family room that steps out to the sunroom & private west-facing yard with a patio & gazebo - ideal for year-round entertaining or simply relaxing in your private oasis. Loads of parking - double-car garage, large driveway & room for your RV! Shed for extra storage. Central A/C. Minutes to everything - shopping, WC Blair Rec Centre, parks & golf courses. Don't miss this opportunity to make this Murrayville gem your new home!