

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	6	Age:	26
Lot Area (sq.ft.):	6,997.00	Full Baths:	5	Zoning:	R-1D
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,549.20
Rear Yard Exp:	East			For Tax Year:	2022
View:	No			P.I.D.:	023-049-286

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	4 - 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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	GORDON GREENWOOD
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 2, PLAN LMP22637, PART SE1/4, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND D
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Sprinkler - Fire,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 13'5	Main	Foyer	6'9 x 7'3	Bsmt	Bedroom	13'2 x 12'10
Main	Kitchen	14'1 x 13'11	Above	Primary Bedroom	18'8 x 17'9	Bsmt	Bedroom	10'6 x 10'2
Main	Dining Room	15' x 10'7	Above	Walk-In Closet	13'7 x 5'5	Bsmt	Laundry	12'1 x 6'11
Main	Family Room	16'4 x 13'11	Above	Bedroom	19'2 x 13'8	Bsmt	Kitchen	14'10 x 8'
Main	Eating Area	12'6 x 11'10	Above	Walk-In Closet	6' x 5'5	Bsmt	Wine Room	6'6 x 7'10
Main	Bedroom	13'8 x 13'7	Above	Bedroom	16'10 x 13'1	Bsmt	Recreation Room	17'11 x 13'11
Main	Mud Room	5'9 x 4'7	Above	Walk-In Closet	6'1 x 5'5	Bsmt	Dining Room	11'11 x 17'5

Finished Floor (Main):	1,687 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,561 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	1,676 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,924 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	4	No
Grand Total:	4,924 sqft	Beds In Bsmt:	2 / 6	Bsmt	4	No
		# Of Pets:				

Stunning custom-built home in Walnut Grove's most sought after neighbourhood. Located across the street from Gordon Greenwood Elem., and featuring 3 bdrm up (each with their own full ensuite and w/i), a bdrm on the main (makes a great den or an office) and a two bedroom suite downstairs (one bdrm w/ it's own ensuite and w/i!). The down is fantastic for extended family living, a mort helper, or for AirBnb! 2x6 construction, thick walls for sound dampening, tons of storage, a large yard and a huge back deck! High ceilings, solid hardwood floors, heated floors in the kitchen and primary ensuite. A wine room!!! This home beautifully updated with new counts in kitchen and bathrooms, new paint, lights, h/w tank. Central air for our hot summers. Huge triple garage with extra prking in front.