

Depth/Size (ft):	95.75	Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	43.95	Bathrooms:	5	Age:	21
Lot Area: (sq.ft.)	4,208.00	Full Baths:	4	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,687.34
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	025-428-683

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LT 11 DL 244 PL LMP 54426 NWD
Amenities:	
Site Influences:	Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	10'6 x 12'1	Below	Recreation Room	18'1 x 11'8
Main	Living Room	16'6 x 15'2	Below	Bedroom	9'4 x 11'5
Main	Dining Room	9'11 x 14'	Below	Bedroom	10'3 x 14'9
Main	Kitchen	9'1 x 16'6	Below	Laundry	3'6 x 6'
Above	Primary Bedroom	16' x 13'1			
Above	Bedroom	12'1 x 13'			
Above	Bedroom	12'7 x 10'7			

Finished Floor (Main):	1,015 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,000 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	1,003 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	3,018 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	3,018 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to this intuitively designed, high quality finishes smart home with over 3000 sqft of comfort living featuring large plank hardwood flooring, sensational JennAir appliances, designer lighting fixtures, A/C and more! The main floor showcases an elegant office, a graceful living & dining area with large picturesque windows and a gourmet kitchen with extensive use of Silestone throughout. 3 generous ensuite beds up all with heated flooring and stunning custom millwork vaulted ceiling in master. 2 additional beds down with large multimedia room. Beautiful backyard with artificial turf, mini golf for easy maintenance perfect for everyone. Walking distance to Rosemary Heights Elementary, Southpoint Shopping Centre, parks, transit and easy access to HW 99 making this home a must see!