

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	45.50	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	5,468.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,322.17
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	000-508-802

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 478, PLAN NWP41652, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 13'9	Main	Bedroom	11'2 x 10'4	Below	Kitchen	13'6 x 11'7
Main	Dining Room	11'4 x 9'11	Main	Bedroom	10'4 x 9'1	Below	Storage	8' x 3'
Main	Kitchen	15'5 x 10'11	Below	Foyer	10'4 x 7'4	Below	Laundry	4' x 4'
Main	Pantry	3' x 3'	Below	Storage	7' x 3'	Below	Laundry	4' x 4'
Main	Solarium	20'2 x 9'4	Below	Recreation Room	18'5 x 17'9			
Main	Primary Bedroom	12'4 x 11'7	Below	Living Room	13'6 x 11'7			
Main	Storage	7' x 3'	Below	Bedroom	11'1 x 10'9			

Finished Floor (Main):	1,301 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,500 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,500 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

MODERN RENOVATION,Spectacular 2-Storey 2500sf Family home with entertaining floorplan offering 4 bdrms & 3 bath + Recreation Room.Separate entry 1bed 1bath suite for family or income.Fantastic location in White Rock & walkable to good schools,shopping, & transit.Engineered hardwood flows through Main,stylish fixtures,quality lighting,spacious living & recreation rooms,brick/wood mantle f/p's.The modern kitchen shines w.natural light,Newer Stainless appls,roomy pantry & open to dining & yard views;fabulous quality features throughout.Primary offers 2closets & private ensuite.All other 3 bedrooms are large!Sunny,Northwest private rear yard boasts Sunroom,mature fruit trees,privacy fencing.Wide driveway for RV,fresh paint in & out,garage storage++,new roof 2021.