

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area: (sq.ft.)	9,856.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,671.15
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	004-662-997

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	Rear,Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		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:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Storm Sewer

Legal: LOT 87, PLAN NWP30528, DISTRICT LOT 324, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Garden,Storage

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6" x 20'5"	Main	Pantry	8'2" x 6'9"	Above	Bedroom	13'1" x 12'1"
Main	Kitchen	20'0" x 10'2"	Main	Patio	40'11" x 18'9"	Above	Laundry	8'4" x 5'6"
Main	Dining Room	15'6" x 13'7"	Main	Other	25'3" x 13'6"	Bsmt	Recreation Room	30'3" x 23'9"
Main	Eating Area	8'6" x 8'2"	Above	Primary Bedroom	15'7" x 15'0"	Bsmt	Utility	14'3" x 7'2"
Main	Office	13' x 12'	Above	Walk-In Closet	9'0" x 8'4"			
Main	Mud Room	10'0" x 9'5"	Above	Bedroom	13'9" x 10'0"			
Main	Storage	10'0" x 6'1"	Above	Bedroom	14'1" x 11'6"			

Finished Floor (Main):	1,884 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,771 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,029 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	4,684 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,684 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Midland Premium Properties presents 'Grove' The 4 bedroom, 4 bathroom residence is rooted in Southern Design. Arched Features, Vaulted ceilings, plaster finishes, white oak and marble tile infuse the home with warmth and coziness. Attention to detail complimented by a timeless landscape design and an open floor plan each room has unique designer lighting, control 4 automation, audio, heated flooring and security system. A true luxury home steps from the village that provides quality beyond expectations.

