

<b>Depth/Size (ft):</b>	37.2	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	69.88	<b>Bathrooms:</b>	5	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	8,523.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,785.00
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	012-641-651

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 3, BLOCK 3, SUB BLOCK 22-27, PLAN NWP2368, SECTION 15, RANGE 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Cleared,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'5	Main	Gym	18' x 24'9	Above	Primary Bedroom	28'11 x 23'7
Main	Dining Room	14'6 x 9'3	Main	Laundry	6'6 x 11'11	Above	Bedroom	13' x 12'4
Main	Kitchen	21'10 x 13'5	Main	Other	16' x 12'3	Above	Loft	19' x 22'6
Main	Wok Kitchen	5'8 x 15'	Above	Primary Bedroom	19' x 15'	Above	Walk-In Closet	9'2 x 9'7
Main	Bedroom	11' x 11'9	Above	Primary Bedroom	18' x 11'			
Main	Family Room	16'4 x 19'9						
Main	Media Room	12'4 x 20'8						

<b>Finished Floor (Main):</b>	2,609 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,648 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	No
<b>Finished Floor (Total):</b>	5,257 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	5,257 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Welcome Home ~ This 5257 sq.ft. 2 storey family home is beautifully situated in sought after Fraser Heights! Featuring beautiful updates including flooring, paint, lighting fixtures, renovated bathrooms, & more! Upstairs are 4 spacious bdrms, 3 full ensuite. The main floor has both traditional & open concept living spaces, free standing staircase, large gourmet kitchen with big island and spice kitchen. Walking distance to schools, park, shopping and easy access to all major routes. Outdoor entertainment/living area 790 sq. ft. more than enough space for the bbq & dining. Call for more info! Easy to show.