

Depth/Size (ft):	90 x 93.4 x irreg	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	66.00	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	6,781.00	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,225.55
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:				P.I.D.:	004-299-272

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Single
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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Royal York

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LT 139, SE 1/4 SEC 23, TP4, PL 38331

Amenities: Air Cond./Central

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Oven - Built In,Range Top,Refrigerator,Smoke Alarm,Storage Shed

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 13'4	Below	Family Room	18'1 x 11'3
Main	Dining Room	21'11 x 10'9	Below	Storage	17'7 x 9'8
Main	Living Room	18'5 x 14'5	Below	Laundry	11'2 x 10'10
Main	Primary Bedroom	13'0 x 10'8			
Main	Walk-In Closet	8'11 x 12'11			
Main	Bedroom	12'2 x 9'3			
Below	Bedroom	9'11 x 11'9			

Finished Floor (Main):	1,394 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	916 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,310 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished,Separate Entry			
Grand Total:	2,310 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This meticulously renovated home is a true gem nestled on a corner lot, offering ample privacy with no neighbors to the East or the front. The thoughtfully designed kitchen is an entertainer's delight, featuring custom cabinets, an induction cooktop, island, bar top, and ample shelving for all your storage needs. The open layout seamlessly connects the kitchen to the expansive dining area and living room. Upstairs, discover 2 bedrooms along with a spacious walk-in closet boasting custom cabinets, which can easily be converted back into a 3rd bdrm if desired. 1 den/guest room, laundry, a comfortable living area and large storage room with a separate entry downstairs. The wrap-around yard is designed to impress with a picturesque concrete patio, complemented by a sprawling grass area.