

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		Partly			
Grand Total:	2,310 sqft	Basement:	Finished,Separate Entry			
		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. This home has been updated inside and out in the last ten years from a new roof, siding, gutters, heat pump, washer/dryer, hot water tank, cement patios, GORGEOUS kitchen, flooring, skylights, 200amp service, renovated bathrooms with heated flooring and more - it is MOVE IN READY! Keeping money in your pocket for life's other necessities. This home is the perfect mixture of stunning, cozy, inviting and well designed.