

Depth/Size (ft):	118	Bedrooms:	6	Approx. Year Built:	2017
Frontage (ft):	30.00	Bathrooms:	6	Age:	7
Lot Area: (sq.ft.)	3,541.00	Full Baths:	3	Zoning:	RF10
Flood Plain:	No	Half Baths:	3	Gross Taxes:	\$6,096.65
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	029-836-921

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 4
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board	Parking Access:	Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s),Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 10, PLAN EPP58224, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Lane Access,Paved Road,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Security - Roughed In,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): 1NE Collective Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	21'6 x 6'	Above	Walk-In Closet	5'3 x 7'4	Below	Kitchen	9'5 x 10'11
Main	Living Room	14'11 x 11'7	Above	Bedroom	10'8 x 10'6	Below	Den	19'4 x 10'11
Main	Family Room	11'10 x 16'1	Above	Bedroom	7'9 x 9'11	Below	Bedroom	9'8 x 10'1
Main	Dining Room	11'10 x 16'	Above	Bedroom	9'8 x 11'7			
Main	Kitchen	8'9 x 16'1	Main	Foyer	7'3 x 5'2			
Main	Wok Kitchen	8'4 x 7'2	Below	Bedroom	9'4 x 14'5			
Above	Primary Bedroom	15'3 x 12'5	Below	Dining Room	6'7 x 6'7			

Finished Floor (Main):	957 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	957 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	957 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	2	No
Finished Floor (Total):	2,871 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Partly Finished	Below	2	No
Grand Total:	2,871 sqft	Beds In Bsmt:	0 / 6	Below	4	Yes
		# Of Pets:				

Step into the epitome of family living in one of Surrey's most sought-after neighborhoods! This inviting home welcomes you with its open concept layout, boasting a modern design that seamlessly integrates with abundant natural light throughout. The main floor sets the stage for comfortable living and entertaining, featuring a spacious living room, cozy family room, and a generous dining area that flows effortlessly into the main kitchen. The heart of the home, the kitchen, is a chef's dream, complete with a large island perfect for gathering and culinary creations. Additional highlights include modern lighting, a spice kitchen, and a powder room for guests' convenience. back lane access leading to the double garage.