

Depth/Size (ft):	73.17	Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):	30.75	Bathrooms:	5	Age:	2
Lot Area: (sq.ft.)	4,005.00	Full Baths:	4	Zoning:	RF12
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,074.54
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	030-151-112

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 30 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP68730
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 14'9	Above	Laundry	9'0 x 6'0
Main	Dining Room	15'4 x 9'10	Below	Bedroom	9'8 x 10'1
Main	Kitchen	17'10 x 8'7	Below	Living Room	18'9 x 9'4
Main	Office	11'0 x 10'8			
Above	Primary Bedroom	14'0 x 15'4			
Above	Bedroom	10'0 x 10'8			
Above	Bedroom	10'8 x 10'9			

Finished Floor (Main):	1,169 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,020 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	493 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	2,682 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Full	Below	4	No
Grand Total:	2,682 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

2 year old Foxridge Home in the desirable area of Grandview Heights in South Surrey. This gorgeous home features open concept floor plans with many upgrades (including a 1 bedroom LEGAL suite). With a welcoming foyer, open concept living/great room, dining and kitchen area this home flows well with plenty of natural light. Private Flex/Office tucked away with french doors for privacy. Hardwood floors on main level and stairs with wall to wall carpet in the bedrooms. All 3 bedrooms on the upper level have ensuites! The large Primary Bedroom has vaulted ceilings, HUGE walk in closet and faces the back of the home for maximum privacy. Laundry room on upper level with plenty of space for storage.