

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

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

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

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

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.