

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	75.30	Bathrooms:	2	Age:	33
Lot Area: (sq.ft.)	9,041.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,910.15
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	015-778-461

Style of Home:	1 Storey,Corner Unit,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Other,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN NWP84527, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP2040, & EXC PL BCP19836
Amenities:	Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 6'7	Main	Bedroom	12'5 x 9'10
Main	Living Room	12'10 x 13'9	Main	Laundry	10'5 x 7'5
Main	Dining Room	11'0 x 13'1			
Main	Kitchen	9'4 x 12'0			
Main	Primary Bedroom	12'2 x 12'4			
Main	Walk-In Closet	4'11 x 5'5			
Main	Bedroom	13'4 x 9'7			

Finished Floor (Main):	1,352 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,352 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,352 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

GORGEOUS RANCHER Nestled in the serene and sought-after community of Walnut Grove, this meticulously RENOVATED home offers a harmonious blend of contemporary comfort and a private backyard oasis. Step inside to this inviting open concept living creating a modern atmosphere. Oak flooring, white shi lap fireplace w/ wood mantle, modern white kitchen with S/S appliances and large french doors leading out to the backyard patio for seamless indoor-outdoor living. Primary is a true sanctuary featuring ensuite bathroom with a spa-like soaker tub. The backyard has been thoughtfully landscaped to create a serene retreat with vegetable garden, mature trees, shed w/ electricity, hot tub. Perfect for BBQing and enjoying family and friends. Pride of Ownership!