

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

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

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

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 shiplap 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!OPEN HOUSE APR.28 2:00-4:00PM