

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	31.00	Bathrooms:	2	Age:	37
Lot Area: (sq.ft.)	7,169.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,298.56
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	008-584-508

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	Meridian By The Sea
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 9, PLAN NWP75375, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'1 x 4'3	Main	Bedroom	12'0 x 9'8
Main	Living Room	13'11 x 16'3	Main	Bedroom	8'8 x 10'0
Main	Dining Room	10'3 x 14'4	Main	Primary Bedroom	12'1 x 16'11
Main	Family Room	14'4 x 13'3	Main	Walk-In Closet	7'7 x 5'0
Main	Eating Area	8'4 x 15'0			
Main	Kitchen	8'2 x 13'8			
Main	Laundry	6'9 x 10'5			

Finished Floor (Main):	1,825 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,825 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,825 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

MERIDIAN BY THE SEA-Discover the charm of this immaculate 1825 sq ft rancher-style home. This immaculate property has been meticulously maintained & thoughtfully updated. New designer paint colours, flooring & light fixtures throughout. This home is flooded with natural light thanks to the slylights in the entry & kitchen. The kitchen boasts updated cabinetry with new hardware & stainless steel appliances. The renovated ensuite bathroom offers a luxurious retreat including in-floor heating for ultimate comfort. Step outside into the expansive, well-kept, fenced backyard— a private oasis perfect for entertaining & relaxation. Centrally located & just steps away from Star of the Sea, SEMIAHMOO Secondary, & H.T. Thrift, making it a perfect choice for families and downsizers!