

Depth/Size (ft):	160.3	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	134.60	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	13,939.00	Full Baths:	3	Zoning:	RH-G
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,833.47
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	005-572-541

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural 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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	SULLIVAN STATION
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 62 SECTION 11 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 57288
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 11'11	Below	Laundry	6'4 x 10'11	Above	Walk-In Closet	5'11 x 5'5
Main	Foyer	5'0 x 6'0	Below	Patio	20'0 x 30'8			
Main	Eating Area	6'3 x 12'10	Below	Workshop	9'7 x 15'6			
Main	Kitchen	9'3 x 13'2	Below	Storage	7'8 x 11'4			
Main	Dining Room	11'5 x 10'10	Above	Primary Bedroom	11'11 x 14'8			
Below	Family Room	25'10 x 14'10	Above	Bedroom	11'0 x 11'2			
Below	Bedroom	11'7 x 10'11	Above	Bedroom	11'0 x 11'2			

Finished Floor (Main):	1,421 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	743 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,164 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,164 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This home features an open, flowing interior with large rooms. Downstairs bedroom has direct access to an updated three-piece bathroom (suite potential?). Long driveway for upto 8 cars PLUS RV/Boat storage area. Upgrades include Navian on-demand water heater, 2x high efficiency fireplaces, double pane vinyl windows. The large, private rear yard backs onto green space, is fully fenced with covered concrete deck and two natural gas outlets. Bright, spacious Garage, additional wired workshop and bonus gardener/storage shed. All this nestled in Surrey's most coveted, mature growth neighborhood of Sullivan. Sprawling nature walks, new playground, tennis, pickleball & large sport fields just around the corner. OPEN HOUSE SUN APR 28TH FROM 1-3