

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	6,998.00	Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	6,998.00	Full Baths:	3	Zoning:	R-1D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,317.51
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	015-959-180

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	Derby Hills Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT 32 DL 124 GP 2 NEW WESTMINSTER DISTRICT PLAN 84669
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 15'1	Below	Foyer	9'4 x 4'11
Main	Dining Room	11'6 x 11'3	Below	Recreation Room	12'1 x 17'5
Main	Kitchen	10'9 x 19'2	Below	Bedroom	12'0 x 11'11
Main	Eating Area	9'7 x 15'5	Below	Walk-In Closet	3'11 x 3'2
Main	Primary Bedroom	14'6 x 12'	Below	Family Room	23'9 x 11'3
Main	Bedroom	8'11 x 10'11			
Main	Bedroom	10'2 x 10'4			

Finished Floor (Main):	1,407 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,147 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,554 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,554 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic Basement Entry Home on quiet dead end street in popular Walnut Grove has lots of flex space for extended family living. Upstairs features a bright living/dining room, huge kitchen w/ oversized island, built-in office space, eating area (could be family rm) w/ fireplace, tons of windows & an outside entry to the multi-level deck. Primary bed w/ ensuite & soaker tub, 2 more beds & another full bath. Ground level boasts a large foyer, recreation room & a potential suite w/ separate entrance & laundry currently used as an artist workshop but could be easily be returned to a 1 or 2 bed suite w/ the addition of appliances & a little TLC. Two car garage, RV parking, new shed, beautiful fenced & landscaped yard. Newer Roof, A/C, EV charger, & Gordon Greenwood Elem!