

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

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

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

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

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!