

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	3	<b>Age:</b>	34
<b>Lot Area: (sq.ft.)</b>	7,104.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,981.49
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	010-775-927

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Rear
<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>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Mixed, Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	HAZELWOOD HILLS
<b>Services Connected:</b>	Electricity, Natural Gas
<b>Legal:</b>	PL.77483 LT.25 LD.36 SEC.24 TWP.2
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6 x 9'8	Above	Bedroom	12'1 x 9'3
Main	Dining Room	12'11 x 12'6	Above	Bedroom	12'1 x 9'3
Main	Living Room	15' x 12'11	Above	Games Room	14'11 x 15'10
Main	Den	9'2 x 8'5			
Main	Eating Area	12'2 x 8'8			
Main	Family Room	14'11 x 13'11			
Above	Primary Bedroom	13'11 x 16'2			

<b>Finished Floor (Main):</b>	1,147 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,088 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	No
<b>Finished Floor (Total):</b>	2,235 sqft	<b>Crawl/Bsmt Height:</b>	4'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,235 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Hazelwood Hills fabulous home on no through street. Backing on to green space, this home is the perfect opportunity for a young family moving up from a townhome to a single-family home. This home has many updates, to many to list and very well kept. It sits on a large private lot and close to schools and recreation, this location is very central to everything.