

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

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Rear
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:	Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

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

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

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.