

Depth/Size (ft):	124.62	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	55.12	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	9,020.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,761.47
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:	Yes			P.I.D.:	003-038-262

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Wood	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),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Green space

Mgmt. Company:

Complex / Subdiv: Walnut Grove

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 152 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 62242

Amenities: Garden

Site Influences: Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Storage Shed,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 13'4	Main	Laundry	7' x 6'2
Main	Dining Room	13' x 12'	Main	Foyer	6'7 x 6'3
Main	Kitchen	12' x 10'11	Above	Primary Bedroom	13'7 x 13'4
Main	Pantry	5'9 x 5'8	Above	Bedroom	10'11 x 9'2
Main	Eating Area	10'5 x 9'5	Above	Bedroom	10'11 x 9'2
Main	Family Room	15'7 x 11'4	Above	Flex Room	14'9 x 9'4
Main	Solarium	22'7 x 9'1	Above	Walk-In Closet	5'10 x 3'5

Finished Floor (Main):	1,513 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	960 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,473 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,473 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

RARE FIND! PRIVATE PARKLIKE PARADISE! Incredible outdoor living area on manicured 9,020 sf lot backing onto greenbelt. Ultra quiet no thru street! STUNNING TOTALLY update open plan 2 storey with high vaulted ceilings, designed for entertaining. 3 bedrooms, office/loft (could be 4th bedroom), 3 bathrooms. \$300k+ spent - Gorgeous Gourmet kitchen, high-end appliances, walk-in pantry, sunroom, hardwood floors, luxurious bathrms, high-efficiency furnace, on demand hot water, crystal fixtures, premium finishing, roof, gutters, soffits+-. Massive beautifully landscaped rear yard with spacious deck, pergola & shed. Every detail has been meticulously designed with quality & luxury in mind. Quick access to Hwy 1. Minutes to everything - schools, parks, shops, nature trails & recreation. A must see!