

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1986
Frontage (ft):	72.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	7,207.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,012.38
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-583-615

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 18, PLAN NWP70605, PART SE1/4, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	
Listing Broker(s):	Nu Stream Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 5'2	Main	Utility	6'9 x 9'2
Main	Family Room	13'7 x 13'7	Above	Bedroom	9'8 x 10'9
Main	Dining Room	15'1 x 9'5	Above	Bedroom	11'1 x 11'1
Main	Kitchen	11'10 x 13'	Above	Primary Bedroom	13'4 x 14'5
Main	Eating Area	11' x 13'			
Main	Living Room	21'1 x 11'8			
Main	Bedroom	8'2 x 10'11			

Finished Floor (Main):	1,525 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	724 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,249 sqft	Crawl/Bsmt Height:	4'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,249 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Discover the epitome of cozy living in this character-filled 4-bed, 3-bath Bear Creek Surrey sanctuary! Nestled on a corner lot, this home boasts a rustic charm with its wood-burning fireplace, perfect for chilly nights. Seamlessly merging the living and dining areas creates an inviting space for entertaining. Park with ease in the 2-car garage and step into the sprawling backyard, complete with a fenced oasis, ideal for outdoor gatherings and play. Retreat upstairs to find 3 bedrooms offering comfort and privacy, while a second living room awaits downstairs, perfect for unwinding or hosting friends and family. Plus, relish the convenience of a bedroom adjacent to the living area, ideal for guests or a home office. Close to schools and buses! book to view today!