

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):	61.00	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	7,187.00	Full Baths:	2	Zoning:	SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,053.17
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	007-817-801

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Hazelwood Grove
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 13, SECTION 24, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 74901
Amenities:	Pool; Outdoor,Storage
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Jetted Bathtub,Swimming Pool Equip.,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Keller Williams Ocean Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	20'1 x 14'2	Main	Laundry	8'1 x 7'
Main	Living Room	17'10 x 13'4	Main	Foyer	11'10 x 8'10
Main	Kitchen	13' x 12'2	Above	Primary Bedroom	14' x 13'10
Main	Eating Area	11'3 x 7'11	Above	Walk-In Closet	8'9 x 6'2
Main	Dining Room	12'3 x 10'5	Above	Bedroom	12'8 x 10'10
Main	Bedroom	12'1 x 10'2	Above	Bedroom	11'3 x 10'9
Main	Walk-In Closet	5'2 x 4'	Above	Bedroom	10'3 x 10'1

Finished Floor (Main):	1,441 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,128 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	4	No
Finished Floor (Total):	2,569 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,569 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Meticulously maintained Hazelwood Grove Home. Same owners for 27 years. The 2569 sq ft home sits on a beautifully landscaped 7100+ sq ft lot. The open entry welcomes you to your sunken living room leading to dining room. Bright white open kitchen with large eating area that opens to family room overlooking the 14x34 inground pool that is surrounded by 1200 square feet of stamped concrete. Large bedroom on main floor with walk in closet. Upstairs features 4 large bedroom with two baths. South facing backyard surrounded by vinyl fencing. Complete irrigation system.Updates include: newer flooring throughout, carpets, HW tank, paint, powered awning for shade, upper windows and window coverings. Extra long driveway so bring the RV. Nothing to do but move in. Must be viewed to be appreciated.