

<b>Depth/Size (ft):</b>	162 feet	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	55.00	<b>Bathrooms:</b>	4	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	9,063.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,338.33
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-712-963

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Level Split	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Other,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : GREENBELT
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 109, PLAN NWP58901, PART SE1/4, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'5 x 17'12	Above	Bedroom	11'6 x 10'5
Main	Family Room	20'3 x 14'8	Above	Bedroom	11'5 x 10'10
Main	Dining Room	14' x 10'	Above	Bedroom	11'5 x 10'10
Main	Living Room	15' x 18'	Bsmt	Bedroom	12'10 x 22'6
Main	Flex Room	15'0 x 20'0	Bsmt	Storage	12'10 x 6'5
Main	Office	11'3 x 10'1			
Above	Primary Bedroom	16'7 x 13'4			

<b>Finished Floor (Main):</b>	2,000 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	674 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	364 sqft	<b># Of Levels:</b>	3	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,038 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,038 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

This incredible one of a kind home in the heart of Walnut Grove sits on an expansive lot of over 9000 square feet. A professional 2018 update includes a new kitchen with quartz counters, custom cabinets and s/s appliances. Newer hot water tank, furnace, and fireplace. Bathrooms have been tastefully updated with heated floors and jetted tub in main. Central A/C. Abundance of windows provide natural light. Walk out from the family room into a professionally landscaped oasis, backing onto a greenbelt. Complete privacy and tranquility! Exterior renovations include a wrap-around trek deck, a gazebo and new double garage doors. Also featuring a multipurpose room with kitchenette and outside entrance and a finished basement with a separate entrance. Easy to suite!