

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 50       | <b>Bedrooms:</b>   | 9 | <b>Approx. Year Built:</b> | 1997        |
| <b>Frontage (ft):</b>     | 122.00   | <b>Bathrooms:</b>  | 5 | <b>Age:</b>                | 27          |
| <b>Lot Area: (sq.ft.)</b> | 6,039.00 | <b>Full Baths:</b> | 5 | <b>Zoning:</b>             | SFD         |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$4,436.00  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              |          |                    |   | <b>P.I.D.:</b>             | 019-155-191 |

|                         |                           |                         |                       |
|-------------------------|---------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.          | <b>Parking:</b>         | Total: 4 - Covered: 2 |
| <b>Construction:</b>    | Log                       | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Stucco                    | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Double        |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     | Partly                    | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 2 - Fuel: Natural Gas     | <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>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    |                           | <b>Fixtures Rmvd:</b>   | No                    |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 2 SECTION 16 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN LMP20882

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

| Floor | Type        | Dimensions   | Floor | Type            | Dimensions   | Floor | Type        | Dimensions  |
|-------|-------------|--------------|-------|-----------------|--------------|-------|-------------|-------------|
| Main  | Living Room | 18'4 x 13'0  | Above | Primary Bedroom | 16'1 x 14'11 | Bsmt  | Bedroom     | 9'1 x 14'11 |
| Main  | Dining Room | 14' x 13'    | Above | Bedroom         | 13'6 x 11'0  | Bsmt  | Kitchen     | 9'5 x 11'7  |
| Main  | Kitchen     | 13'6 x 11'7  | Above | Bedroom         | 9'9 x 12'8   | Bsmt  | Eating Area | 8'11 x 11'7 |
| Main  | Foyer       | 9'6 x 7'6    | Above | Bedroom         | 9'5 x 16'3   |       |             |             |
| Main  | Eating Area | 12'0 x 11'6  | Bsmt  | Bedroom         | 14' x 12'    |       |             |             |
| Main  | Family Room | 19'10 x 12'1 | Bsmt  | Bedroom         | 12'5 x 12'5  |       |             |             |
| Main  | Bedroom     | 19' x 13'4   | Bsmt  | Bedroom         | 12'6 x 12'6  |       |             |             |

|                                |            |                           |                    |                       |                    |                 |
|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,705 sqft | <b># Of Rooms:</b>        | 17                 | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 1,106 sqft | <b># Of Kitchens:</b>     | 2                  | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 3                  | Above                 | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 1,684 sqft | <b>Suite:</b>             | Unauthorized Suite | Above                 | 4                  | No              |
| <b>Finished Floor (Total):</b> | 4,495 sqft | <b>Crawl/Bsmt Height:</b> |                    | Bsmt                  | 4                  | No              |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Full               | Bsmt                  | 4                  | No              |
| <b>Grand Total:</b>            | 4,495 sqft | <b>Beds In Bsmt:</b>      | 4 / 9              |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                    |                       |                    |                 |

Discover this centrally located in Fraser Heights, expansive residence boasting 4,500 square feet of living space. Main floor has a spacious bedroom and a full bathroom. The fully finished basement presents 4 bedrooms, 2 baths, kitchen and a separate entrance suite. The basement can be easily can divide into two sperate - 2 bedroom suites. Enjoy a seamless flow throughout the home's open floor plan, accentuated by total 9 Bedroom and 5 full bathrooms and a spacious kitchen ideal for culinary enthusiasts. roof in 2018, new floor, new paint, new appliances and bigger hot water tank much more. With easy access to the transit, mall, community center and captivating mountain vistas. Schedule your viewing today! Open house Sat & Sun, May 5 & 6, 2-4pm.