

Depth/Size (ft):	121.97	Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):	66.00	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	8,052.00	Full Baths:	2	Zoning:	RA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,588.06
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	012-290-726

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Fraser Heights

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

Legal: PLAN NWP1671, LOT 2, BLOCK 14, LDIST 36, SEC 16, RANGE 1

Amenities: None

Site Influences: Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'	Main	Primary Bedroom	20'1 x 15'8
Main	Dining Room	13' x 12'3	Above	Bedroom	12'1 x 11'7
Main	Kitchen	13'9 x 8'2	Above	Bedroom	11'11 x 11'
Main	Family Room	22'1 x 11'9			
Main	Eating Area	9'3 x 7'10			
Main	Laundry	14'5 x 10'5			
Main	Foyer	8'6 x 8'3			

Finished Floor (Main):	1,958 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	569 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,527 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,527 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Fraser Heights! Executive custom Rancher with loft! Huge 3 bedroom home with master on main and two spacious bedrooms up! Lovely flowing plan with features large open kitchen flowing to family room overlooking private garden! All rooms are oversized with extensive master bedroom w/ ensuite and very elegant formal living and dining rooms, huge laundry/utility room with built in cupboards! Skylights and big hallways add to the natural light and flow! Expansive private 8052 sq ft south facing lot backing on to private park space! Excellent location, quiet with very quick freeway access! Check this one out!