

Depth/Size (ft):	108.37	Bedrooms:	6	Approx. Year Built:	1996
Frontage (ft):	52.65	Bathrooms:	5	Age:	28
Lot Area: (sq.ft.)	5,705.00	Full Baths:	4	Zoning:	CD-4
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,246.14
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	019-004-338

Style of Home:	2 Storey w/Bsmt.,Carriage/Coach House	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Addition,Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : partial mountain views
Mgmt. Company:	
Complex / Subdiv:	Murray's Corner
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 16, PLAN LMP19453, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In,Range Top,Refrigerator,Security System,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'5	Above	Primary Bedroom	12'9 x 12'8
Main	Dining Room	14'8 x 10'3	Above	Bedroom	12'9 x 11'11
Main	Kitchen	12'3 x 11'9	Bsmt	Recreation Room	17'4 x 12'5
Main	Eating Area	11' x 8'5	Bsmt	Flex Room	12'3 x 11'2
Main	Family Room	16'6 x 15'4	Bsmt	Bedroom	13'4 x 10'9
Main	Bedroom	12'11 x 12'9	Bsmt	Bedroom	12'3 x 10'4
Main	Foyer	12'2 x 9'3	Bsmt	Laundry	11'4 x 4'10

Finished Floor (Main):	1,277 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	691 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,249 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,729 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft			Abv Main 2	3	No
Grand Total:	3,729 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Gorgeous 2-storey w/ basement home on a quiet, tree-lined street in Murray's Corner. Legal 1 bedroom coach house above detached garage. This heritage-style home boasts a main floor w/ 9' ceilings, living room w/ gas fireplace, sunny & bright windows, adjacent dining room, kitchen w/ gas cooktop, double wall ovens, granite counters, island, & eating area. Family room w/ hardwood flooring, feature gas fireplace, & sliding door access to covered deck & lovely landscaped & private yard. Bedroom/den, & powder room. Primary bedroom up w/ luxurious 5 pc ensuite w/ heated floors, & 2nd bedroom w/ ensuite. Basement w/ rec room, 2 bedrooms, flex room, 4 pc bath, & separate entry; great extended family options! Newer roof, HWT, furnace & central A/C! Great location near schools, parks, & shopping.