

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1985
Frontage (ft):		Bathrooms:	2	Age:	39
Lot Area: (sq.ft.)	5,423.00	Full Baths:	2	Zoning:	R-1B M
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,419.51
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-404-435

Style of Home:	2 Storey	Parking:	
Construction:	Concrete Block,Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 313, PLAN NWP67484, PART NW1/4, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Golf Course Dev.,Private Yard,Rural Setting,Shopping Nearby

Features: Clothes Dryer,Clothes Washer,Dishwasher,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	10'9 x 13'2	Below	Living Room	9'4 x 14'6
Above	Kitchen	12'0 x 11'6	Below	Laundry	11'2 x 8'0
Above	Primary Bedroom	12'9 x 11'9	Below	Kitchen	11'7 x 9'3
Above	Bedroom	16'7 x 8'10	Below	Foyer	6'7 x 2'6
Above	Living Room	10'9 x 13'2			
Above	Dining Room	6'10 x 6'2			
Below	Bedroom	10'9 x 16'2			

Finished Floor (Main):	983 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	741 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite			
Finished Floor (Total):	1,724 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,724 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

THIS HOUSE HAS IT ALL!! Located in Walnut Grove, it offers a versatile layout with either 4 bedrooms and 2 baths or a 3-bedroom setup with an additional LEGAL bachelor/ 1bdm suite. The inclusion of a single-car garage, RV parking, gated boat parking, and driveway space ensures ample parking options. The private, fenced backyard with a glass-covered sundeck, cedar porch, garden shed, and hot tub provides a perfect retreat for relaxation. The updated kitchen offers plenty of storage and counter space, along with the open concept layout, is great for hosting guests. With updated features like windows and a hot water tank, along with a well-maintained roof, this home offers move-in readiness and peace of mind for the future. This is a rare find!