

Depth/Size (ft):	27.78	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	31.82	Bathrooms:	5	Age:	0
Lot Area (sq.ft.):	2,927.00	Full Baths:	3	Zoning:	RF-9
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,470.59
Rear Yard Exp:	No			For Tax Year:	2023
View:	No			P.I.D.:	030-496-497

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Lane,Rear
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 19, PLAN EPP68556, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'0 x 11'0	Above	Primary Bedroom	13'0 x 15'0
Main	Living Room	13'0 x 12'2	Bsmt	Recreation Room	11'8 x 12'0
Main	Family Room	13'0 x 15'0	Bsmt	Bedroom	10'0 x 9'2
Main	Kitchen	10'0 x 15'0	Bsmt	Bedroom	10'0 x 10'0
Main	Wok Kitchen	6'0 x 7'8	Bsmt	Great Room	11'6 x 21'0
Above	Bedroom	10'0 x 12'0			
Above	Bedroom	10'4 x 12'0			

Finished Floor (Main):	850 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	782 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	850 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	2,482 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	3	No
Grand Total:	2,482 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Gorgeous brand new 2 storey home + basement in Grandview Heights. This charming 5 beds, 5 baths home features high ceiling and beautiful engineered hardwood flooring throughout, an inviting living room with functional office/dining room, chef-inspired kitchen with large island and additional spice kitchen on main. Above you will find a spacious master bedroom with large walk in closet & spa like ensuite and two more big size bedrooms. Downstairs with one large recreation room, 2 piece powder room and legal 2 bedroom suite. Walking distance to Edgewood Elementary & Grandview Heights Secondary, Aquatic Center and is only minutes away from Grandview Corners and Morgan Crossing Shopping Center. Do not miss this gem! Open House this Saturday, May 18th @2-4PM