

Depth/Size (ft):	161.5	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	87.99	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	14,228.00	Full Baths:	3	Zoning:	R1E
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,246.03
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	001-988-841

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 362 PLAN NWP48066 PART NW 1/4 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 13'2	Below	Recreation Room	16'8 x 12'8
Main	Dining Room	10'6 x 10'6	Below	Office	9' x 7'11
Main	Kitchen	10'6 x 11'4	Below	Laundry	8'1 x 11'
Main	Primary Bedroom	18'8 x 11'7			
Main	Bedroom	11' x 9'8			
Main	Bedroom	11' x 9'8			
Below	Bedroom	13'9 x 10'4			

Finished Floor (Main):	1,226 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	804 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,030 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished			
Grand Total:	2,030 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

SEE VIDEO Gorgeous Property! Home has been Extensively Renovated w quality & detail done by licensed contractors & Interior Decorator: Super size lot:14428 Sq Ft /{88 X 161}in Desired Brookwood. Like your own private West Facing Park over looking Anderson Creek & Green Belt! New roof, siding, electrical panel, carpeting, great new paint decor, kitchen countertops, New White finish on Kitchen Cabinets, all new plumbing! 4 bedrms,3 full baths. Room for the largest R.V. York Heat Pump, York high efficiency furnace, Navean instant hot water, central air conditioning. Engineered hardwood flring in upstairs main area. Sewer line in front of house. Serviced & cleaned Septic Tank & Field. Hot tub ready! Short walk to Noel Booth Park, plus Schools: Noel Booth & Belmont Elemen. & Brookwood Second!