

Depth/Size (ft):	132.09	Bedrooms:	5	Approx. Year Built:	1956
Frontage (ft):	65.55	Bathrooms:	2	Age:	67
Lot Area: (sq.ft.)	8,649.00	Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,869.59
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	011-857-757

Style of Home:	Basement Entry,Rancher/Bungalow w/Bsmt.,Split Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : FRASER RIVER & NEW WEST
Mgmt. Company:	
Complex / Subdiv:	ST HELENS
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 16 BLOCK 12 SECTION 29 BLOCK 5 NORTH RANGE 2 WESTNEW WESTMINSTER DISTRICT PLAN 576
Amenities:	
Site Influences:	Central Location,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Bsmt	Bedroom	11'6 x 11'
Main	Kitchen	15' x 7'6	Bsmt	Bedroom	10'6 x 11'
Main	Bedroom	12'6 x 12'	Bsmt	Kitchen	10' x 9'8
Main	Bedroom	12' x 12'			
Main	Bedroom	10' x 10'			
Main	Den	11'1 x 8'4			
Bsmt	Recreation Room	23' x 20'			

Finished Floor (Main):	1,180 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	1,180 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,360 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,360 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to this beautiful 5 bedroom home in St. Helen Park in Cedar Hills, North Surrey. This bright and open home is situated on a 8,649 sq. ft lot with amazing views of the Fraser River and beautiful city light views of New Westminster. This home has 5 bedrooms including 2 bedrooms and 1 bath in the basement (a great mortgage helper). Enjoy entertaining family and friends in its very spacious west facing backyard.

