

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	50.00	Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	5,005.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,909.81
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	017-470-226

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	North Pointe
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT 17 LMP 1259 LD36 SEC 14 RNG 1 * PART SW 1/4
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'11	Above	Bedroom	12'3 x 11'1
Main	Dining Room	13'1 x 10'7	Above	Bedroom	12'1 x 10'3
Main	Kitchen	10'9 x 9'7	Above	Bedroom	11'9 x 10'3
Main	Eating Area	10'1 x 8'2			
Main	Family Room	16' x 16'			
Above	Primary Bedroom	16' x 12'			

Finished Floor (Main):	1,138 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,011 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,149 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,149 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fraser Heights! Best Location in the centre of the neighbourhood. Walk to everything including shopping, restaurants, rec centre, transit as well as Erma Stephenson Elementary and Fraser Heights Secondary. This beautiful 4 bedroom home has been very well maintained by a long term owner. No work needed, just move in. Extras include vaulted ceilings in the living room, 2 gas fireplaces, updated Maytag appliances, updated paint inside and out, updated laminate flooring and carpet, a new roof in 2015, plus a new high efficiency furnace and on demand hot water. This home shows great. Call today!