

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2001
Frontage (ft):	64.00	Bathrooms:	4	Age:	23
Lot Area: (sq.ft.)	5,296.00	Full Baths:	3	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,493.87
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	024-853-771

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SHORTREED
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT E SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP47226
Amenities:	Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 7'10	Main	Laundry	7'2 x 5'10	Bsmt	Living Room	14'6 x 9'7
Main	Family Room	12'2 x 13'3	Above	Primary Bedroom	18'7 x 14'1	Bsmt	Kitchen	14'6 x 9'11
Main	Dining Room	10'10 x 10'4	Above	Walk-In Closet	7'4 x 4'3	Bsmt	Bedroom	10'11 x 10'0
Main	Kitchen	8'3 x 9'10	Above	Bedroom	13'4 x 10'6			
Main	Eating Area	9'1 x 9'10	Above	Bedroom	11'1 x 10'0			
Main	Living Room	15'7 x 11'0	Bsmt	Den	13'3 x 9'6			
Main	Bedroom	8'9 x 10'6	Bsmt	Storage	3'0 x 7'5			

Finished Floor (Main):	1,046 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	823 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,016 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,885 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,885 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Beautiful turn key Two Storey w/ basement home in a quiet neighbourhood with great access. This 2885 sqft home offers 5 beds/4 baths and has room for the whole family. Great for entertaining with an updated Open Kitchen/family room w/ gas fireplace, access to the Sundeck for BBQ's and to enjoy the hottub! Bonus Main floor bedroom or Office space. Upstairs you will find a large Primary Bedroom w/ ensuite and WIC. Two more well sized bedrooms complete the upstairs. Fully finished basement w/ a bonus media/recreo for upstairs use and suite w/ separate entrance, perfect for extended family or a mortgage helper. A low maintenance property close to schools, shopping, transit, recreation and direct access to highways that is increasingly hard to come by. Book your private showing today!