

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	147.57	Bathrooms:	3	Age:	37
Lot Area: (Acres)	2.00	Full Baths:	2	Zoning:	SR-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,930.13
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	003-632-229

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Lakeview & Mount Baker
Mgmt. Company:	
Complex / Subdiv:	Sunrise Lake
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 19 SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 71233
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 6'1	Main	Den	11'6 x 12'10
Main	Living Room	20'5 x 17'7	Main	Laundry	17'0 x 6'3
Main	Dining Room	16'3 x 11'10	Above	Primary Bedroom	15'8 x 17'9
Main	Kitchen	11'7 x 10'8	Above	Walk-In Closet	7'9 x 8'9
Main	Eating Area	10'5 x 13'11	Above	Bedroom	12'3 x 12'11
Main	Family Room	16'5 x 15'10	Above	Bedroom	12'4 x 12'11
Main	Recreation Room	15'0 x 18'2			

Finished Floor (Main):	2,176 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,084 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,260 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,260 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

SUNRISE LAKE - go for a paddle or swim every day right in your backyard! This beautiful 2 acre lakefront property is on a private lake of exclusive homes w/ 147 ft of its' very own sandy beach. Enjoy the tranquility of the outdoors on the expansive patio, in the swim spa or at the fire pit right on the water. Amazing views of the sunrise, lake & Mount Baker from almost every room on both levels. Partially updated home includes a beautiful new kitchen where you can stare out at the lake while you cook & host guests. Motorized gate & hedging out front give you supreme privacy. Other features include air conditioning, RV parking, mature landscaping & so much more. Opportunities to own a unique property like this are very rare. Why go on vacation when you could just stay home?!