

Depth/Size (ft):	100	Bedrooms:	7	Approx. Year Built:	2022
Frontage (ft):	49.60	Bathrooms:	8	Age:	2
Lot Area: (sq.ft.)	4,960.00	Full Baths:	7	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,384.89
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-420-117

Style of Home:	3 Storey w/Bsmt	Parking:	
Construction:	Concrete,Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP109014, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	17'6 x 16'	Main	Family Room	18' x 17'6
Above	Bedroom	12' x 11'8	Main	Wok Kitchen	5'10 x 10'6
Above	Bedroom	14'8 x 11'6	Main	Laundry	5'8 x 5'10
Above	Bedroom	13' x 11'10	Below	Media Room	15'4 x 19'
Main	Kitchen	16'2 x 16'2	Bsmt	Living Room	12'4 x 11'6
Main	Bedroom	13'6 x 15'1	Bsmt	Bedroom	11'4 x 9'5
Main	Living Room	16'2 x 14'4	Bsmt	Bedroom	12'4 x 11'2

Finished Floor (Main):	1,628 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,215 sqft	# Of Kitchens:	2	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	1,219 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	4,062 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Main	3	Yes
Grand Total:	4,062 sqft	Beds In Bsmt:	2 / 7	Main	2	No
		# Of Pets:		Below	3	No
				Below	3	No

Beautiful family home in South Surrey. This home features 7 Bedrooms and 9 Bathrooms including a 2 bedroom legal suite as a mortgage helper. This home also features a theatre room and wet bar. Close to all amenities and all levels of schools. Also walking distance to white rock beach.