

| | | | | | |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 1994 |
| Frontage (ft): | 94.46 | Bathrooms: | 3 | Age: | 30 |
| Lot Area: (sq.ft.) | 25,221.00 | Full Baths: | 3 | Zoning: | SFD |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$6,175.34 |
| Rear Yard Exp: | West | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 018-606-741 |

| | | | |
|-------------------------|------------------------|-------------------------|--|
| Style of Home: | 1 1/2 Storey,2 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Double,RV Parking Avail. |
| 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: | No |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Other | Fixtures Rmvd: | No |

| | |
|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Community,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 2 SECTION 5 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP14120 |
| Amenities: | |
| Site Influences: | Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove |
| Bylaw Restrict: | |
| Listing Broker(s): | Homelife Benchmark Realty (Langley) Corp. |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|-------------|-------|---------|-------------|
| Main | Living Room | 15'5 x 17' | Main | Walk-In Closet | 7'6 x 6'6 | Above | Bedroom | 16'1 x 12'4 |
| Main | Dining Room | 10'6 x 11'5 | Main | Bedroom | 11'9 x 12'8 | Above | Storage | 5'9 x 6'1 |
| Main | Kitchen | 12'4 x 11'10 | Main | Foyer | 7' x 5'11 | | | |
| Main | Eating Area | 12'4 x 10'1 | Main | Storage | 7' x 3'4 | | | |
| Main | Family Room | 14'9 x 15'9 | Main | Pantry | 4'10 x 6'8 | | | |
| Main | Laundry | 18'10 x 7'1 | Above | Bedroom | 10'2 x 15'7 | | | |
| Main | Primary Bedroom | 13'11 x 16'4 | Above | Bedroom | 12'3 x 15'7 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,247 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 829 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Above | 4 | No |
| Finished Floor (Total): | 3,076 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 3,076 sqft | Beds In Bsmt: | 0 / 5 | | | |
| | | # Of Pets: | | | | |

Well built, 2-Storey with primary bedroom on the Main. Gorgeous hardwood & slate floors, spacious room sizes. Huge kitchen with Island & gas stove. Pot lights, lots of cabinets, roll outs in pantry & a lovely bay eating area looking out backyard. Other features include glass pocket doors & F-C cozy brick surround with a low maintenance gas "free standing" fireplace in family room off kitchen. Large primary bedroom with spacious ensuite, soaker tub & separate shower. Patio off bedroom to a private backyard patio. Three large bedrooms up. Over half an acre with development potential for a minimum of 2 extra lots plus the main house on its own lot, great opportunity for the right buyer.