

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	51.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	8,372.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,393.69
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-518-179

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fraser Heights
Services Connected:	Community,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 15 SECTION 16 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 71565
Amenities:	
Site Influences:	Cul-de-Sac,Greenbelt,Private Setting
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 15'6	Above	Bedroom	10'5 x 9'4
Main	Dining Room	10'6 x 12'6	Above	Bedroom	10'5 x 9'4
Main	Kitchen	11'7 x 10'6	Above	Flex Room	8'9 x 6'1
Main	Family Room	19'6 x 11'8	Main	Patio	29'7 x 19'9
Main	Nook	8'8 x 6'6			
Main	Laundry	9'4 x 5'5			
Above	Primary Bedroom	14'3 x 12'0			

Finished Floor (Main):	1,085 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	800 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,885 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,885 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Nestled in the popular Fraser Heights neighborhood, this executive styled home boasts a stunning 8,300 sq. ft. landscaped yard, offering privacy and tranquility. Backing onto lush greenspace with a fully fenced yard, this property is located on a quiet tree-lined street at the beginning of a dead-end cul-de-sac. The spacious floor plan of this home features vaulted ceilings, skylights, and air conditioning for ultimate comfort. The large living room and custom entertainment deck make this home perfect for entertaining guests. Situated in a family-friendly neighborhood, this gem is conveniently located near amenities, transit, and freeway access. Don't miss out on this opportunity - call today to schedule a private viewing..