

Depth/Size (ft):	irreg	Bedrooms:	5	Approx. Year Built:	2001
Frontage (ft):	16.00	Bathrooms:	4	Age:	23
Lot Area: (sq.ft.)	8,840.00	Full Baths:	4	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,684.92
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	023-454-539

Style of Home:	Basement Entry,Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Open
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 1 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP27739

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Kitchen	8' x 8'
Main	Dining Room	8' x 10'	Bsmt	Bedroom	10' x 16'
Main	Kitchen	10' x 10'	Bsmt	Living Room	10' x 12'
Main	Primary Bedroom	14' x 11'	Bsmt	Kitchen	9' x 10'
Main	Bedroom	10' x 10'	Bsmt	Bedroom	10' x 10'
Main	Bedroom	9' x 10'			
Bsmt	Living Room	12' x 10'			

Finished Floor (Main):	1,250 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,250 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,500 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,500 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to this family home in the quiet Queens Mary neighborhood of Surrey. With 5 beds and 4 baths, it offers a family-friendly layout. The kitchen was redone in 2017, bathrooms in 2020. Enjoy the spacious, private backyard surrounded by greenery. 2 suites with side patios serve as great mortgage helpers. Close to schools, shopping, recreation, and major routes. Come check it out!