

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1984
<b>Frontage (ft):</b>	55.00	<b>Bathrooms:</b>	3	<b>Age:</b>	40
<b>Lot Area: (sq.ft.)</b>	7,409.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,854.09
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-656-864

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 2 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric, Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s), Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT 137, PLAN NWP66999, SECTION 29, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'0 x 8'11	Below	Living Room	13'1 x 11'7
Main	Dining Room	11'0 x 7'8	Below	Bedroom	18'5 x 10'7
Main	Living Room	12'7 x 12'1	Below	Bedroom	13'6 x 11'3
Main	Primary Bedroom	12'0 x 11'0	Below	Storage	10'1 x 6'3
Main	Bedroom	10'2 x 9'0			
Main	Bedroom	9'1 x 9'1			
Below	Kitchen	19'4 x 10'8			

<b>Finished Floor (Main):</b>	1,061 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,020 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,081 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,081 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Welcome to this exquisitely renovated 5-bed, 3-bath split entry home in Aldergrove, featuring a LEGAL 2-bed suite! Delight in the FRESH paint, LUXURIOUS new flooring, gas range & BBQ line. The kitchen shines with Quartz countertops and top-of-the-line S/S appliances. Benefit from energy-efficient Navien gas hot water on demand, brand new plumbing (no copper) & brand new windows! The suite boasts elegant new tiles, Quartz countertops, cozy heated floors and beautiful French Doors! The exterior impresses with a new deck, durable metal roof, pristine landscaping, a freshly BRAND NEW paved driveway, & a BRAND NEW fence. All perimeter drains are serviced. Enjoy the convenience of walking to the community pool, schools, rec center, banking, and shopping. This stunning home is a must-see!