

<b>Depth/Size (ft):</b>	100.75	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	4,003.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,223.90
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-815-624

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<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>	Forced Air,Natural Gas	<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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Other,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountain from upstairs bedroom

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 96, PLAN NWP57098, PART SE1/4, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 11'7	Above	Bedroom	17'3 x 11'1
Main	Dining Room	11'6 x 10'5	Above	Walk-In Closet	13'5 x 7'2
Main	Kitchen	12'1 x 11'1			
Main	Foyer	5'7 x 5'1			
Main	Laundry	11'3 x 5'10			
Above	Bedroom	15'7 x 11'6			
Above	Bedroom	14'7 x 11'7			

<b>Finished Floor (Main):</b>	1,205 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,060 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	2	Yes
<b>Finished Floor (Total):</b>	2,265 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,265 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

YOUR DREAM HOME!! Location, Location, Location!! Wow this home is built with unique high quality European craftsmanship & rounded archways. Open the door and you can feel the breathtaking beauty of this home grasp you. Open concept flowing through the living room to the kitchen to French doors opening into the back yard with rock waterfall. Large bedrooms with balconies & French doors. Main has bathroom with shower and extra wide entrance door. Ramp leading up to extra wide front door. Hardwood plank floors and slate in kitchen & tile in bathroom. Renovations and addition in 2010, new wiring, piping & roof. Recently painted exterior. Steps to mall, bus, schools & parks. DON'T MISS THIS BEAUTY!