

Depth/Size (ft):	115	Bedrooms:	4	Approx. Year Built:	1978
Frontage (ft):	66.00	Bathrooms:	3	Age:	46
Lot Area: (sq.ft.)	7,560.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,167.61
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	004-974-239

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Fraser River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LT.155 DL.16/25 GRP.2 PL.48143
Amenities:	
Site Influences:	Central Location,Cul-de-Sac
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'7	Above	Bedroom	13' x 11'1
Main	Dining Room	11'7 x 13'1	Above	Walk-In Closet	5'1 x 4'8
Main	Kitchen	10'3 x 11'3	Bsmt	Bedroom	10'8 x 12'10
Main	Laundry	10'3 x 6'7	Bsmt	Recreation Room	15'11 x 22'8
Main	Great Room	15'3 x 22'4			
Above	Primary Bedroom	12'7 x 14'7			
Above	Bedroom	11'1 x 13'			

Finished Floor (Main):	1,171 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	781 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,952 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	746 sqft	Basement:	Partly Finished,Separate Entry			
Grand Total:	2,698 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

PRIDE of ownership with this meticulously maintained hidden gem in a quiet North Delta cul de sac. This beauty offers a great layout, with 3 large bedrooms upstairs, 3 bathrooms & and extra bedroom downstairs for guests. The backyard offers multi-tiered decks with a beautiful view of the Fraser River day and night! Artificial turf for low yard maintenance in the front and back. Large Master bedroom with a walk in closet and a view! Also offers a HUGE great room with vaulted ceilings with sliding door leading out to your deck(perfect for entertaining) Many updates over the years including kitchen, flooring, appliances, hotwater tank and furnace. Unfinished basement with separate access waiting for your ideas! STAY NOW, BUILD LATER with a fantastic VIEW! Open Saturday 2-4pm