

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

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

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

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

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