

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1969
Frontage (ft):	53.00	Bathrooms:	2	Age:	55
Lot Area (sq.ft.):	13,295.00	Full Baths:	2	Zoning:	RA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,249.79
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:	Yes			P.I.D.:	009-288-686

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,RV Parking Avail.,Visitor Parking
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNTAINS, CITY AND RIVER VIEW

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 2, BLK 147, NWD PLAN 23003

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Storage Shed

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20'5 x 12'4	Above	Bedroom	12'2 x 9'	Main	Laundry	8'4 x 4'7
Above	Dining Room	12'5 x 12'4	Main	Foyer	8'3 x 6'7	Main	Flex Room	18'10 x 12'4
Above	Kitchen	14'1 x 8'7	Main	Living Room	11'10 x 11'3			
Above	Eating Area	8'7 x 7'3	Main	Dining Room	11'10 x 10'3			
Above	Flex Room	25'1 x 7'5	Main	Primary Bedroom	13' x 11'10			
Above	Primary Bedroom	12'11 x 12'4	Main	Bedroom	10'2 x 9'			
Above	Bedroom	10'7 x 9'	Main	Kitchen	8'2 x 6'9			

Finished Floor (Main):	1,363 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,440 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite			
Finished Floor (Total):	2,803 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,803 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

WOW (13,295 sqft lot). This wonderful large family home, MORTGAGE HELPER property or INVESTMENT! Enjoy the River, Mountain & City AMAZING VIEWS which creates an impressive backdrop for the private 1000 SQFT DECK ideal for entertaining, relaxing & enjoying sunsets w friends & family. The GORGEOUS YARD features mature trees, shrubs & awesome layout. Continues on into this large family friendly 2800 sq ft+ home that boast a bright 3 beds up / 2 beds down w ** NO STAIRS FOR SUITE ** to deal with, which is ideal for extended family or buying w an elderly family member. This home INC ADDED FLEX SPACE UP & DOWN to suit your personal needs, Media Room, Gym, Art Studio or Home Office you choose! ***OPEN HOUSE SUNDAY JULY 14th 1-3PM***