

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1980
Frontage (ft):	32.81	Bathrooms:	4	Age:	44
Lot Area: (sq.ft.)	7,868.67	Full Baths:	3	Zoning:	R-1D
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,960.69
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	000-848-239

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 142 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 58809
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 6'2	Above	Solarium	14'6 x 10'5	Below	Family Room	12'7 x 10'2
Main	Living Room	13'7 x 18'1	Above	Bedroom	10'5 x 13'11	Below	Dining Room	13'1 x 7'7
Main	Dining Room	14'5 x 11'8	Above	Bedroom	9'9 x 10'6	Below	Kitchen	13'1 x 11'1
Main	Kitchen	9'7 x 11'4	Above	Bedroom	9'4 x 11'8	Below	Bedroom	8'2 x 7'2
Main	Eating Area	6'8 x 11'4	Above	Primary Bedroom	12'1 x 15'7	Below	Bedroom	12'10 x 10'10
Main	Family Room	16'4 x 11'4	Below	Storage	6'5 x 8'0	Below	Storage	9'9 x 10'10
Main	Laundry	11'6 x 7'6	Below	Bedroom	6'11 x 8'2	Below	Utility	5'7 x 6'8

Finished Floor (Main):	1,197 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	958 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,025 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	Yes
Finished Floor (Total):	3,180 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,180 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Backing onto greenbelt provides very rare privacy in highly desirable Walnut Grove! Exceptional 7 bedroom West Coast style home with 3.5 bathrooms, 3 bedroom basement suite on a large manicured lot. Features include double garage, 2 floor to ceiling rock fireplaces plus wood stove in basement. Vaulted ceiling, beautiful wood throughout, completely updated kitchen, hardwood floors, 2 skylights, rooftop sun deck, AC and a large master bedroom with ceiling fan. The back deck, hot tub & incredible landscaping is perfect for entertaining. Front patio is a great spot to enjoy the sun. The walkout basement features hardwood floors and is in excellent shape. Great location situated on a quiet cul-de-sac and close to parks, schools, and shops. Must be seen. Call for private showing!