

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1981
Frontage (ft):	44.60	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	7,230.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,943.00
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	002-478-781

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity
Legal:	LOT 274 SECTION 34 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 60429
Amenities:	
Site Influences:	Cul-de-Sac
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	Keller Williams Ocean Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 15'2	Above	Bedroom	10'1 x 12'5
Main	Dining Room	10'9 x 9'4	Above	Bedroom	14'9 x 11'4
Main	Kitchen	10'11 x 8'1	Abv Main 2	Laundry	7'2 x 6'1
Main	Family Room	22'4 x 12'7			
Main	Laundry	7'2 x 6'10			
Main	Bedroom	9'4 x 12'5			
Above	Primary Bedroom	13'2 x 11'4			

Finished Floor (Main):	1,917 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,917 sqft	Crawl/Bsmnt Height:		Main		No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,917 sqft	Beds In Bsmnt:	0 / 4			
		# Of Pets:				

Welcome to this quiet and peaceful neighborhood in the heart of Surrey. The first time homebuyers or investors will appreciate what this home has to offer. 4 generous bedrooms , flat lot with no trees and private yard, front garden , potential RV parking , updated bathrooms, windows done 2011, deck 2022, roof 2018, furnace 2011. The Maple Green park is steps away, so is Jubilee Montessori house and Green Timbers Elementary School. The Enver Creek Secondary is 5 minutes drive away. The close proximity to the new Skytrain station might add value in the future. The antenna in the back yard is for hobby purposes and will be taken down.