

| | | | | | |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 105 | Bedrooms: | 5 | Approx. Year Built: | 1980 |
| Frontage (ft): | 76.00 | Bathrooms: | 3 | Age: | 44 |
| Lot Area: (sq.ft.) | 7,998.00 | Full Baths: | 3 | Zoning: | RF |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$6,801.55 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 000-654-744 |

| | | | |
|-------------------------|----------------------------|-------------------------|-----------------------|
| Style of Home: | Basement Entry | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 3 - Fuel: Natural Gas,Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

| | |
|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Water |
| Legal: | LOT 12 BLOCK 3 SECTION 34 TOWNSHIP 2 NEW WESTMINSTER DISTRICTPLAN 21036 |
| Amenities: | |
| Site Influences: | |
| Features: | |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Brent Roberts Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|--------------|-------|----------------|------------|
| Main | Den | 10'3 x 11'5 | Main | Storage | 14'2 x 13'9 | Above | Kitchen | 10'7 x 9'8 |
| Main | Foyer | 9'1 x 5'5 | Main | Storage | 15'8 x 6'6 | Above | Bedroom | 9'1 x 11'2 |
| Main | Laundry | 8'2 x 7'8 | Above | Primary Bedroom | 15'5 x 13'11 | Above | Bedroom | 9'1 x 12'1 |
| Main | Bedroom | 10'10 x 12'8 | Above | Family Room | 11'6 x 15'0 | Above | Walk-In Closet | 4'2 x 6'0 |
| Main | Bedroom | 9'8 x 13'5 | Above | Dining Room | 12'6 x 11'0 | | | |
| Main | Living Room | 21'4 x 13'9 | Above | Eating Area | 12'10 x 8'5 | | | |
| Main | Dining Room | 11'3 x 10'6 | Above | Living Room | 11'9 x 18'1 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,625 sqft | # Of Rooms: | 18 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,549 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 3,174 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 3,174 sqft | Beds In Bsmt: | 0 / 5 | | | |
| | | # Of Pets: | | | | |

This beautiful 5 bedroom + Den in Fleetwood sits on a large 76x105 lot (almost 8,000 sqft). With a ground level suite this home already has a built-in mortgage helper (with separate laundry for your tenants). Original owners have taken immaculate care of this property. Enjoy the 15 x 14 sundeck off the main floor living space as well as a 20 x 40 garden for growing your own veggies. This is a well constructed home with a newer roof and gutters, double car garage and 3 fireplaces. Central to all modes of transit and situated in the highly desirable Fleetwood area of Surrey, this home is sure to meet all of your needs.