

Depth/Size (ft):	(0.92AC)	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	153.00	Bathrooms:	4	Age:	34
Lot Area: (sq.ft.)	40,075.00	Full Baths:	3	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,469.23
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	012-485-080

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	Parking:	Total: 12 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Brick,Wood	Parking Access:	Front,Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Mixed,Tile	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 1 SECTION 36 TOWNSHIP 7 NEW WESTMINSTER LAND DISTRICT PLAN 79846
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Vacuum - Built In,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'11 x 9'2	Main	Primary Bedroom	18'11 x 20'0	Bsmt	Recreation Room	16'3 x 24'3
Main	Living Room	12'10 x 18'11	Main	Walk-In Closet	5'6 x 13'3	Bsmt	Other	16'9 x 19'11
Main	Dining Room	11'7 x 13'0	Main	Bedroom	12'8 x 14'5			
Main	Family Room	14'6 x 15'11	Main	Bedroom	9'11 x 13'4			
Main	Kitchen	15'6 x 15'9	Main	Bedroom	16'5 x 19'8			
Main	Eating Area	10'6 x 10'6	Main	Office	9'6 x 12'9			
Main	Pantry	4'3 x 4'4	Bsmt	Gym	13'5 x 19'11			

Finished Floor (Main):	3,082 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,248 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	4,330 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,330 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Retreat Lifestyle in this Ranch Style home on .92 Acre in Brookswood. The living spaces are ideal for entertaining yet cozy for intimate gatherings. Family room off the Large gourmet kitchen opens to the patio & gardens (w/ in ground sprinkler system). Spacious Primary bedroom w/ doors to the patio and a spa like en-suite w/ heated floors, dblesinks & soaker tub. This home has central A/C, vaulted ceilings, 2 fireplaces & huge laundry. The PRIVATE Yard allows you the lifestyle you want w/ mature hedging, landscaping, playhouse, patio, chicken coop for fresh morning eggs & more! Bonus 1248sq ft bsmt (separate entry) makes ideal home office, Nanny quarters, media rm or gym. 2 driveways access TRIPLE garage & DETACHED TRIPLE CAR garage. +RV/boat space! Book your viewing today!