

Depth/Size (ft):		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 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:	Asphalt,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: 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	8'0 x 4'11	Main	Primary Bedroom	19'2 x 17'6	Bsmt	Recreation Room	19'11 x 17'3
Main	Living Room	18'11 x 12'6	Main	Walk-In Closet	13'0 x 5'3	Bsmt	Bedroom	11'10 x 19'9
Main	Dining Room	12'9 x 11'3	Main	Bedroom	14'5 x 12'9	Bsmt	Media Room	24'7 x 16'6
Main	Family Room	15'5 x 14'5	Main	Bedroom	10'11 x 10'0	Bsmt	Storage	11'9 x 7'3
Main	Kitchen	16'0 x 15'8	Main	Playroom	19'7 x 15'2			
Main	Eating Area	10'6 x 10'6	Main	Office	9'5 x 12'9			
Main	Pantry	4'3 x 4'6	Main	Laundry	8'9 x 12'9			

Finished Floor (Main):	3,082 sqft	# Of Rooms:	18	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:	1 / 4			
		# Of Pets:				

BROOKSWOOD RANCHER w/bsmt on 0.92 Acres! 3000+sqft Spacious main floor w/ 3 bdrms, vaulted ceiling living room, stone gas fireplace, adj dining room, office & playrm or 4th bdrm! Gourmet kitchen w/ New SS appliances, walk in pantry, granite counters & eating island, opens to family room w/ gas f/p. Great Covered patio for entertaining! Primary bdrm w/ doors to patio, spa inspired ensuite w/ heated floors, dbl sinks, luxury tub & oversized rain shower. Amazing 3 room Bsmt space - sep entry, driveway, RV parking, bathroom/shower could be Home Business, Office, Media room, or potential inlaw suite. Gate leads to 3 car 24x30' detached garage/shop w/8ft doors & 10ft ceilings. Central A/C. In ground sprinklers. Private massive yard & garden w/high perimeter hedging. View video! OPEN SAT 29th 1-3