

Depth/Size (ft):	129	Bedrooms:	5	Approx. Year Built:	1987
Frontage (ft):	60.00	Bathrooms:	4	Age:	37
Lot Area: (sq.ft.)	7,744.00	Full Baths:	4	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,842.07
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	007-336-110

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - 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	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Fraser River & Mountains

Mgmt. Company:

Complex / Subdiv: Wellington Estates

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: PL 74384 LT 11 LD 36

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Jetted Bathtub,Microwave,Oven - Built In,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'11	Main	Laundry	9'11 x 5'8	Bsmt	Bedroom	12'11 x 8'8
Main	Living Room	15'11 x 15'4	Above	Primary Bedroom	15'1 x 14'4	Bsmt	Kitchen	20'5 x 11'11
Main	Dining Room	14'4 x 10'8	Above	Walk-In Closet	5'4 x 3'10	Bsmt	Family Room	23'1 x 14'10
Main	Kitchen	11'11 x 11'7	Above	Bedroom	12'1 x 10'2	Bsmt	Laundry	10'6 x 4'4
Main	Eating Area	11'1 x 10'3	Above	Bedroom	11'4 x 10'0			
Main	Family Room	19'6 x 14'5	Above	Loft	14'6 x 3'10			
Main	Office	10'11 x 8'10	Bsmt	Bedroom	14'7 x 8'0			

Finished Floor (Main):	1,366 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	879 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	1,328 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,573 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,573 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

WELLINGTON ESTATES! An Exclusive North Surrey area with BIG LOTS & beautiful VIEWS. This bright, large 2 storey home with 2 bedroom basement suite on a quiet, non-through street has so much to offer. Roof (2010) with 50 year lifespan, hidden gutters, high efficiency furnace with A/C (2010).Upstairs has a large primary bedroom w/ walk in & balcony, 2 bedrooms, 2 full baths & loft space. Main floor offers open living/dining area with vaulted ceiling. Updated Kitchen (2024) & family room area have big windows to take in the views.An office & 3 pcs bathroom are a bonus! Huge view deck with durable marine gel coating off the family room including stairs to yard.WALK OUT basement with separate laundry is over 1300sqft. Great location. Close to schools, amenities and highway