

Depth/Size (ft):	129	Bedrooms:	7	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	Bsmt	Bedroom	11' x 9'
Main	Family Room	19'6 x 14'5	Above	Loft	14'6 x 3'10			
Main	Bedroom	10'11 x 8'10	Bsmt	Bedroom	14'7 x 8'0			

Finished Floor (Main):	1,366 sqft	# Of Rooms:	19	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:	3 / 7			
		# Of Pets:				

WELLINGTON ESTATES! PRIME LOCATION BIG LOT & beautiful VIEWS. Bright, large 2 storey home with VACANT 3 BEDROOM BASEMENT SUITE on a quiet, non-through street. 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. Bedoom on main & 3 pcs bath are a bonus! Huge view deck off the family room including stairs to yard. WALK OUT basement with SEPERATE LAUNDRY, 3 bedrooms over 1300sqft fresh paint & flooring.Great location.Close to schools, amenities & highway.