

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):	45.00	Bathrooms:	3	Age:	6
Lot Area: (sq.ft.)	4,822.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,155.82
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	903-024-418

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Elysian Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 126 PLAN CLSR106343 SKOWKALE IR#10
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16'10 x 14'8	Main	Foyer	10'6 x 6'9
Main	Dining Room	12' x 9'10	Bsmt	Recreation Room	24'9 x 23'8
Main	Kitchen	14' x 13'3	Bsmt	Bedroom	12'3 x 10'4
Main	Primary Bedroom	13'2 x 11'11	Bsmt	Office	25'9 x 9'8
Main	Walk-In Closet	6'9 x 4'11			
Main	Bedroom	10'11 x 10'10			
Main	Living Room	12'1 x 7'8			

Finished Floor (Main):	1,420 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	1,400 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,820 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,820 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:	Cats: Yes, Dogs: Yes			

RARE FIND! Beautiful rancher with fully finished basement located on a corner lot in Elysian Village. This 2800+ sqft home offers laminate & vinyl plank flooring, A/C, quality finishings & much more! Fantastic open floor plan features a large Great room w/ gas f/p, dining area and amazing white kitch with soft close cabinets, stainless steel appliances, gas range, center island and pantry. Primary bdrm is your own little sanctuary with spacious walk-in closet and spa like ensuite featuring soaker tub, double sinks and free standing shower! Fully finished basement offers MASSIVE Rec room, 3rd bdrm, 3rd bath and large sound proof office that could be used as a 4th bdrm. Added BONUS of RV parking + HOT TUB! Plus many additional extras - a must see!