

Depth/Size (ft):	126.9 (irreg.)	Bedrooms:	7	Approx. Year Built:	2010
Frontage (ft):	109.06	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	11,194.00	Full Baths:	3	Zoning:	R-1D
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,932.08
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	027-744-035

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,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:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Golden Ears Mountain Range
Mgmt. Company:	
Complex / Subdiv:	Murrayville
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 9 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN BCP39218
Amenities:	Air Cond./Central,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Jetted Bathtub,Oven - Built In,Range Top,Refrigerator,Security System,Vacuum - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'1 x 7'11	Main	Walk-In Closet	14'4 x 12'6	Bsmt	Games Room	16'6 x 14'5
Main	Den	10'2 x 8'8	Main	Laundry	12'1 x 7'0	Bsmt	Recreation Room	18'4 x 14'6
Main	Dining Room	13'5 x 11'7	Above	Bedroom	20'9 x 12'2	Bsmt	Media Room	20'5 x 15'10
Main	Great Room	14'11 x 14'11	Above	Bedroom	12'9 x 9'6	Bsmt	Bedroom	16'10 x 15'10
Main	Eating Area	12'11 x 9'11	Above	Bedroom	12'10 x 8'11	Bsmt	Wine Room	10'8 x 9'1
Main	Kitchen	15'1 x 9'1	Above	Bedroom	14'5 x 11'5	Bsmt	Flex Room	12'1 x 8'11
Main	Primary Bedroom	16'2 x 14'9	Above	Bedroom	14'11 x 9'2			

Finished Floor (Main):	1,953 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,380 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,953 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	5,286 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	5,286 sqft	Beds In Bsmt:	1 / 7			
		# Of Pets:				

Gorgeous 2-storey w/ basement w/ curb appeal located on a 1/4 acre Murrayville lot w/ stunning Golden Ears views. Spacious entry w/ front den/office, dining room w/ coffered ceiling, wide plank flooring, plus millwork & crown moulding throughout. Kitchen w/ large island, veggie sink, & s/s appliances incl. speed oven, full wall oven, & gas range top. Great room features gas fp w/ stone surround. Dream yard w/ composite deck & gazebo w/ hot tub pad. Primary suite on main w/ massive WIC & 5 pc ensuite w/ soaker tub & 2 vanities. 5 bedrooms up & full bath. Basement w/ theatre room, rec area w/ wet bar, & extra bedroom. Double garage, room for RV, & 31'x15' detached heated shop w/ overhead door. Family neighbourhood near all levels of schools, shopping, cafés, & Langley Memorial Hospital.