

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 12 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	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			

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

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.