

<b>Depth/Size (ft):</b>	138	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	4	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	12,066.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	HAGD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,122.98
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-823-732

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas,Wood	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Hazelwood Grove
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 39 SECTION 24 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 68496
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Jetted Bathtub,Security System,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 9'3	Main	Storage	9'9 x 9'2	Above	Bedroom	13'6 x 12'1
Main	Dining Room	15'2 x 11'11	Main	Foyer	11'9 x 4'10	Above	Bedroom	13'5 x 11'5
Main	Kitchen	13'3 x 11'4	Above	Primary Bedroom	21' x 11'11	Above	Bedroom	11'4 x 9'3
Main	Eating Area	11'9 x 9'10	Above	Walk-In Closet	8'10 x 5'8	Bsmt	Recreation Room	18'11 x 11'11
Main	Family Room	14'9 x 12'4				Bsmt	Games Room	15'5 x 11'11
Main	Office	13'1 x 12'8				Bsmt	Family Room	17'11 x 11'9
Main	Laundry	8'11 x 6'5						

<b>Finished Floor (Main):</b>	1,537 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,304 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,595 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	4,436 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	4,436 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Immaculate 2 Storey plus walk out basement home located in Hazelwood Grove, Fleetwood's finest neighbourhood! This home sits on a manicured 12066 Sq.Ft corner lot providing amazing privacy & tons of parking (room for RV / boat). Great family home in excellent condition, tastefully updated boasting 4 bedrooms up. Enjoy the walk out basement as is or easily convert to a 1 or 2 bedroom suite for family or rental income. Spectacular mountain views from the main & upper level! Updated kitchen with granite counters & stainless appliances, new hot water tank, furnace, 50 year Roof, 2 new deluxe bathrooms featuring a stunning 5 piece ensuite, new garage doors & openers. Original owners, pride of ownership at its finest! This home must be seen to be appreciated.