

Depth/Size (ft):	95	Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	44.00	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	4,361.00	Full Baths:	3	Zoning:	RF-12
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,826.99
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	025-439-669

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Sandpiper Crescent
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 41 DISTRICT LOT 165 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP54581
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Pantry,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 12'0	Above	Walk-In Closet	9'5 x 5'11	Bsmt	Living Room	19'10 x 13'5
Main	Eating Area	12'11 x 10'8	Above	Bedroom	12'5 x 12'0	Bsmt	Bedroom	11'10 x 11'6
Main	Family Room	14'10 x 14'0	Above	Bedroom	13'11 x 10'0	Bsmt	Utility	9'0 x 6'6
Main	Living Room	16'6 x 12'0	Above	Bedroom	13'2 x 10'1			
Main	Dining Room	12'11 x 10'0	Above	Flex Room	6'0 x 5'0			
Main	Foyer	6'5 x 5'3	Bsmt	Laundry	9'2 x 7'4			
Above	Primary Bedroom	15'7 x 15'0	Bsmt	Kitchen	10'4 x 6'7			

Finished Floor (Main):	1,050 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,210 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	1,007 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,267 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,267 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Exceptionally bright & welcoming family home in one of South Surrey's best neighbourhoods. Gorgeous move-in ready home w a mortgage-helper one bedroom suite. Built by respected Parklane Homes. Quality renovations: new roof, updated kitchen, gleaming refinished hardwood floors, new carpets upstairs, professionally painted. Enjoy 4 spacious bedrooms upstairs incl huge primary bedroom w luxurious ensuite bathroom overlooking lush backyard. Expansive kitchen & eating area opens onto large deck. Sunny south-facing backyard is a gardener's dream. Fully fenced for kids & dogs. Spacious deck w hot tub & room to relax & bbq. Suite is large & bright w lots of windows & separate laundry. Excellent quiet responsible tenant. A beautiful place to call home in prestigious Elgin neighbourhood.