

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):	41.90	Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	7,386.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,081.67
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-546-337

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: YORKSON GROVE

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 36, PLAN BCP20812, DISTRICT LOT 124, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Storage Shed,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 6'8	Above	Office	13'4 x 11'5	Bsmt	Living Room	12'9 x 13'1
Main	Living Room	16'8 x 18'7	Above	Bedroom	11'1 x 10'10	Bsmt	Dining Room	16'2 x 10'5
Main	Laundry	13'2 x 8'8	Above	Bedroom	16' x 11'1	Bsmt	Kitchen	11'1 x 9'10
Main	Family Room	14'5 x 15'8	Above	Other	6'10 x 10'4	Bsmt	Storage	13'2 x 8'2
Main	Dining Room	11'7 x 13'3	Bsmt	Flex Room	11'3 x 10'4			
Main	Kitchen	15'7 x 13'7	Bsmt	Bedroom	10'1 x 12'2			
Above	Primary Bedroom	15'5 x 13'0	Bsmt	Walk-In Closet	7'0 x 5'3			

Finished Floor (Main):	1,357 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,215 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,345 sqft	Suite:	Other,Unauthorized Suite	Above	3	Yes
Finished Floor (Total):	3,917 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,917 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Derby Hills the sought after neighbourhood of Walnut Grove. This 3917 sq ft executive 2 storey w/fully finished bsmt was custom designed & finished with top of the line materials. It resides on a 7,386sqft. corner lot backing onto greenbelt with a private backyard that is an ENTERTAINER'S DREAM! Large covered deck w/gas fire pit, storage shed & custom landscaping! Chef's inspired kitchen with high end appliances, wide plank flooring with open concept offering plenty of natural light. Upstairs 3 lrg bedrooms & den/nursery with a REAL MASTER ENSUITE glass shower, heated floors. BSMT has a VERY BRIGHT 1 bedroom (plus flex room) 1,345sq.ft completely confined perfect for in-laws or for your nanny to live. list goes on MUST SEE to appreciate!Commuters Dream easy access to hwy5