

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	24.60	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	5,038.00	Full Baths:	2	Zoning:	R-1C
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,666.61
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	004-736-591

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: WALNUT GROVE

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

Legal: LOT 27 SEC 36 PLAN NWP72449 TOWNSHIP 8 NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Storage

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Storage Shed,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 15'6	Above	Primary Bedroom	11' x 14'
Main	Dining Room	11'11 x 11'9	Above	Bedroom	9' x 11'2
Main	Foyer	8'7 x 6'9	Above	Bedroom	11' x 9'11
Main	Kitchen	12'5 x 8'1	Above	Games Room	15'5 x 18'2
Main	Eating Area	10'3 x 6'1			
Main	Family Room	12'4 x 12'1			
Main	Laundry	8'6 x 12'4			

Finished Floor (Main):	1,085 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,010 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,095 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,095 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Fantastic lovingly maintained 2-storey cul-de-sac home in popular Walnut Grove. This beautiful home boasts a spectacular updated kitchen featuring quartz countertops, huge island w/ breakfast bar & stainless steel appliances & opens to the family room with cozy gas fireplace. Gorgeous formal living/dining room with bay windows, a 2 pc updated powder room and a huge laundry/mud room w/ sink round out the main level. Upstairs you will find a light-filled primary bed accommodating a king bed & 3 pc updated ensuite. 2 more bedrooms & large games room over the garage could be 4th bed/gym/home office. Private fenced backyard with covered patio and shed. Heat pump/AC, triple pane windows and No Poly B! Topham Elementary and WGSS catchments. This home is special! OPEN HOUSE Sat June 29th 1-3