

Depth/Size (ft):	110	Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	65.00	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	7,114.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,942.91
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	001-588-168

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Somerset
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 254 SECTION 34 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN 66907
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In,Satellite Dish
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'10 x 6'2	Main	Laundry	6'2 x 7'0
Main	Living Room	14'8 x 21'5	Above	Recreation Room	18'0 x 21'10
Main	Dining Room	10'11 x 14'8	Above	Primary Bedroom	14'6 x 23'0
Main	Kitchen	11'4 x 12'8	Above	Walk-In Closet	7'7 x 10'6
Main	Eating Area	8'3 x 10'8	Above	Bedroom	10'2 x 14'4
Main	Family Room	16'9 x 14'7	Above	Bedroom	12'7 x 14'4
Main	Den	8'10 x 13'3	Above	Bedroom	8'9 x 10'10

Finished Floor (Main):	1,478 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,800 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,278 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,278 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic family home in a very quiet cul-de-sac in North Surrey. Well built & maintained home boasts 4 beds & a large games room w/wet bar upstairs. Expansive primary suite has a gas fireplace, large walk-in closet & huge ensuite w/jacuzzi tub. Downstairs has an open kitchen w/granite countertops, gas range & spacious eating nook. Also on the main level are traditional family & living rms, formal dining rm & a den that could be a 5th bedroom. Double garage has all the storage room you need & is ready for your EV charger. Recently upgraded furnace, AC & tankless hot water on demand system. The big ticket items are done & the home is move in ready or you could reno to make it your dream home. Close proximity to Hwy 1, schools, & tons of shopping.