

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

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

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

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. OPEN HOUSE SUN. JUNE 30th 1-3PM.