

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	40.16	Bathrooms:	2	Age:	37
Lot Area: (sq.ft.)	8,904.00	Full Baths:	2	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,367.51
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	004-668-812

Style of Home:	Rancher/Bungalow	Parking:	Total: 3 - 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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: PL 72446 LT 32 LD 36 SEC 8 TWP 2 PART NE 1/4.

Amenities: Garden,In Suite Laundry,Storage

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 16'2	Main	Foyer	6' x 6'8
Main	Dining Room	9'3 x 11'11	Main	Laundry	7'1 x 7'7
Main	Living Room	14'5 x 14'3	Main	Patio	16'3 x 6'1
Main	Family Room	14'2 x 15'3			
Main	Primary Bedroom	12'2 x 15'2			
Main	Bedroom	10'1 x 12'4			
Main	Bedroom	10'2 x 10'10			

Finished Floor (Main):	1,736 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,736 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,736 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Lovely home in the highly sought after neighborhood of Panorama Ridge! This single level home has a very well-planned layout, making it ideal for older folks and people with mobility issues, with ample space to raise a family. The den could easily be used as a 3rd bedroom. The lot is a generous 8,904 square feet with beautiful and meticulous landscaping, perfect for outdoor gatherings, gardening or simply relaxing in a serene and private setting. Located near top-rated schools, beautiful parks, shopping centers, and major transportation routes. Discover the tranquility and convenience of living in Panorama Ridge, a neighborhood known for its peaceful environment and strong sense of community.