

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2013
Frontage (ft):	33.00	Bathrooms:	4	Age:	11
Lot Area: (sq.ft.)	4,111.00	Full Baths:	3	Zoning:	CDZ
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,916.98
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	028-686-241

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : garden

Mgmt. Company:

Complex / Subdiv: Royal Oaks at Elgin

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

Legal: LOT 36 DISTRICT LOT 155 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP49250

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 12'7	Above	Walk-In Closet	8'4 x 5'7	Bsmt	Utility	14'3 x 6'11
Main	Dining Room	10'10 x 9'9	Above	Bedroom	12'1 x 9'0			
Main	Den	8'9 x 7'5	Above	Bedroom	11'6 x 10'10			
Main	Kitchen	11'10 x 10'11	Bsmt	Flex Room	24'4 x 10'6			
Main	Eating Area	10'7 x 7'2	Bsmt	Recreation Room	16'11 x 8'6			
Main	Laundry	8'0 x 6'0	Bsmt	Bedroom	11'11 x 9'2			
Above	Primary Bedroom	13'7 x 12'6	Bsmt	Bedroom	10'0 x 8'7			

Finished Floor (Main):	962 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	803 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	939 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,704 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,704 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Royal Oaks at Elgin! This fabulous 5 bedroom 3.5 bath beauty has it all: 10 foot ceilings on the main, - open floor plan with gorgeous kitchen featuring ALL NEW stainless steel appliances - white cabinetry and quartz countertops! Get ready for summer with barbeques on the back deck - and enjoy that zero maintenance artificial turf in your sunny back garden. In the house - stay cool with central air conditioning! All new carpeting on the second level - three good sized bedrooms with 9' ceilings - the primary featuring a 5 piece ensuite and walk in closet. Downstairs - there's a bonus games room - and a 2 bedroom SUITE if you so choose (just add appliances!) with separate entrance. Close to EVERYTHING, Semiahmoo Trail and Elgin catchments! DO NOT MISS THIS ONE!