

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	55.45	<b>Bathrooms:</b>	4	<b>Age:</b>	25
<b>Lot Area: (sq.ft.)</b>	5,005.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,847.70
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-167-606

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 5 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN LMP38262
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 7'9	Above	Bedroom	10'2 x 11'3	Below	Bedroom	13'10 x 10'0
Main	Laundry	8'2 x 8'1	Above	Bedroom	10'0 x 9'10	Below	Bedroom	9'2 x 10'3
Main	Workshop	11'0 x 13'5	Above	Primary Bedroom	12'0 x 14'2	Below	Kitchen	10'6 x 13'6
Main	Living Room	13'10 x 12'0	Above	Walk-In Closet	5'8 x 4'5	Below	Dining Room	7'6 x 13'4
Main	Dining Room	11'1 x 11'5	Above	Bedroom	12'4 x 10'6	Below	Living Room	9'1 x 13'6
Main	Kitchen	15'9 x 16'0	Below	Storage	8'0 x 6'10			
Main	Family Room	13'9 x 16'0	Below	Walk-In Closet	5'7 x 4'4			

<b>Finished Floor (Main):</b>	1,075 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	920 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,030 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	3	No
<b>Finished Floor (Total):</b>	3,025 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,025 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Gorgeous 2-storey w/bsmt in Murrayville's Hillcrest neighbourhood. Charming front veranda invites you into this home w/ luxurious updates. Main floor boasts foyer w/ 18' ceilings living rm w/ gas fireplace & large dining rm/flex rm. Fully renovated gourmet kitchen w/ custom shaker cabinets, quartz counters, massive solid walnut island w/ breakfast bar, top grade s/s appliances, adjacent family room w/ feature stone fireplace & french doors leading to patio & fenced yard. Four spacious bdrms up incl. master suite w/ new ensuite w/ steam shower. Fully renovated & finished bsmt suite w/ living rm, 2 bdrms, bonus area, 4pc bathrm & separate entry; ideal for extended family. Vinyl plank flooring, carpets, bathrm updates, lighting & modern paint throughout! Right across the street from the park!