

Depth/Size (ft):	133.3	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	78.51	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	10,601.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,087.13
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	005-640-288

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 226, PLAN NWP57879, PART SW1/4, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Jetted Bathtub,Microwave,Pantry,Security System,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 13'7	Main	Storage	6' x 7'2	Above	Walk-In Closet	6'7 x 5'11
Main	Dining Room	11'7 x 13'9	Above	Primary Bedroom	15'5 x 16'11	Above	Bedroom	15'3 x 10'5
Main	Family Room	25'9 x 15'3				Above	Walk-In Closet	4'8 x 6'11
Main	Kitchen	9'3 x 11'6				Above	Bedroom	12'3 x 10'7
Main	Eating Area	9'7 x 7'1				Above	Storage	15'5 x 10'1
Main	Den	16'4 x 11'5						
Main	Foyer	8'6 x 8'11						

Finished Floor (Main):	1,549 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,032 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,581 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,581 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to "Sunny S.Surrey," perfect for growing families. This charming 2-storey home features 3 bdrms, 3 bathrms on spacious 10,601 sqft lot. Enjoy the grand living rm w/ 13-ft vaulted planked ceiling, stone gas F/P. The dining area opens to patio & kitchen offers ample pantry space & bright eating area. Family rm is ideal for entertaining w/ a raised area perfect for pool/shuffleboard table & wide sliders to backyard. The den, w/ sep entry, suits a home office/business. The primary bdrm has ensuite, W/I closet, private balcony w/ storage rm. Also inclds jacuzzi tub in main bath, B/I vac, security, York heat pump for A/C. Has 2-car garage, 6-car driveway, RV parking, fenced backyard. Walk to schools, parks, shops, rec & beach. BONUS: REZONING TO R3 ALLOWS FOR 6-PLEX. OPEN SUNDAY 3-6PM