

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):	44.00	Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	4,597.00	Full Baths:	2	Zoning:	R1
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$3,095.26
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-313-847

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Hardwood,Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : river and mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, BLOCK 3, PLAN NWP9786, SECTION 13, TOWNSHIP 4, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP66847, FRACTIONAL
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152)

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

Finished Floor (Main):	850 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	812 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	341 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,003 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished,Separate Entry			
Grand Total:	2,003 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Location Location Location! This charming home is ready for a new family - and that could be you! Welcome to 217 Miami River Drive - a fantastic property backing on to the Miami River! This 3 bedroom beauty has everything your family is looking for: powder room on the main, airy eat in kitchen with adjacent family room opening up to your sunny deck - perfect for barbeques! Upstairs - the primary bedroom is a comfy retreat - with spacious walk-in closet and ensuite with soaker tub! Two more bedrooms and a bathroom complete the package - but WAIT! There's more! A completely separate entry basement with 2 piece bath - perfect for your private home office! This beautiful home is close to everything - the elementary school, Harrison Lake, and restaurants! Don't miss it!