

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	30.00	Bathrooms:	3	Age:	21
Lot Area (sq.ft.):	2,701.00	Full Baths:	2	Zoning:	R-3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,785.09
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	024-001-376

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Lane,Rear
Foundation:		Parking:	Open
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,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 79, PLAN LMP36295, SECTION 3, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT.
Amenities:	In Suite Laundry,None
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby,Treed
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Security System,Stove,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'8 x 8'7	Above	Bedroom	10'5 x 10'3
Main	Living Room	16'5 x 14'7	Above	Primary Bedroom	11'10 x 16'5
Main	Dining Room	11'6 x 10'0	Above	Walk-In Closet	3'10 x 6'11
Main	Kitchen	14'7 x 9'9	Bsmt	Bedroom	14'11 x 14'5
Main	Porch (enclosed)	22'5 x 4'6	Bsmt	Walk-In Closet	4'8 x 8'5
Main	Patio	22'5 x 9'9	Bsmt	Recreation Room	11'7 x 19'0
Above	Bedroom	10'8 x 9'11	Bsmt	Laundry	8'0 x 11'7

Finished Floor (Main):	787 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	801 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	794 sqft	Suite:	None			
Finished Floor (Total):	2,382 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,382 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Country Lane! This 4-bedroom, 3-bathroom, 2-story home with a finished basement offers a bright spacious layout perfect for family living and entertaining. The sunlit kitchen boasts an island, breakfast bar, and ample cabinets. The master bedroom features a large ensuite with double sinks, a soaker tub, and a separate shower. The finished basement includes a cozy family room, a spacious fourth bedroom, and an oversized laundry room. Located in central Albion, it's within walking distance to transit, Albion Elementary, Samuel Robertson schools, parks, shopping, and more. Don't miss this exceptional opportunity!