

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):	70.28	Bathrooms:	3	Age:	20
Lot Area: (sq.ft.)	9,278.00	Full Baths:	2	Zoning:	CDZ
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,970.28
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	025-456-890

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	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)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : pretty garden views
Mgmt. Company:	
Complex / Subdiv:	Estates at Elgin Creek
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 10 DISTRICT LOT 166 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP54473
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 12'4	Main	Laundry	10'3 x 6'7
Main	Dining Room	13'3 x 12'4	Above	Bedroom	14'10 x 12'11
Main	Family Room	16'2 x 12'10	Above	Bedroom	13'5 x 11'9
Main	Kitchen	12'7 x 12'5	Above	Bedroom	13'4 x 11'9
Main	Eating Area	12'0 x 6'9	Main	Recreation Room	23'9 x 14'1
Main	Primary Bedroom	17'1 x 14'1			
Main	Walk-In Closet	7'4 x 6'4			

Finished Floor (Main):	1,700 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,334 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,034 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,639 sqft	Basement:	Full,Separate Entry,Unfinished			
Grand Total:	4,673 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

The Estates at Elgin Creek - step in to one of the Peninsula's most sought after neighbourhoods. This stunning 4 bedroom home on a large corner lot features a spacious primary bedroom on the main floor, with three more good sized bedrooms upstairs. Tastefully finished, you'll enjoy 9' ceilings on the main (AND in the huge unfinished basement with separate entrance - just waiting for your ideas) plus vaulted ceilings in the family room. The layout is perfect for entertaining, with hardwood floors throughout the main, large formal living and dining rooms, and kitchen with stainless steel appliances and granite countertops. Your eating area overlooks the beautiful and private back garden with covered patio, rock landscaping, fencing and hedging. Chantrell Creek/ Elgin catchment.