

Depth/Size (ft):	84.64	Bedrooms:	5	Approx. Year Built:	2004
Frontage (ft):	46.25	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	3,929.00	Full Baths:	3	Zoning:	CD-21
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,287.75
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	025-751-620

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MADISON PARK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 31 SECTION 31 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN BCP7326
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 15'9	Above	Primary Bedroom	15'10 x 16'11	Bsmt	Recreation Room	16'8 x 13'9
Main	Dining Room	12'5 x 12'0	Above	Walk-In Closet	5'8 x 8'2	Bsmt	Living Room	14'8 x 14'7
Main	Kitchen	13'5 x 15'5	Above	Bedroom	10'0 x 5'1	Bsmt	Eating Area	14'9 x 5'2
Main	Eating Area	8'10 x 12'0	Above	Bedroom	13'0 x 11'8	Bsmt	Kitchen	15'3 x 5'2
Main	Family Room	14'10 x 16'11	Above	Bedroom	17'1 x 14'10	Bsmt	Bedroom	10'10 x 10'3
Main	Laundry	8'5 x 6'2				Bsmt	Walk-In Closet	5'11 x 4'0
Main	Foyer	7'3 x 10'6				Bsmt	Den	9'10 x 10'3

Finished Floor (Main):	1,407 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,383 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,356 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,146 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	4,146 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Madison Park in Walnut Grove presents this 4146 sq ft 2 storey w/ basement including a 1 bdrm & den mortgage helper! Main floor has a grand entry & fantastic wide open flr plan! Formal living/dining rm leads to the huge family rm w/ fireplace & casual dining area. Kitchen includes S/S appliances, island w/ built in wine rack, & pantry. Step out to the covered deck & your private low maintenance yard. Beautiful custom millwork throughout the home & double staircases lead to the upper flr complete with 4 huge bdrms. Primary retreat offers a 5 pc luxurious ensuite & walk in closet. There is another 4 pc main bath. Down includes a large 1 bdrm plus den suite ~ great to help with the payments or for extended family! Fantastic location close to schools, shopping, Redwoods golf, & Fort Langley!