

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

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

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

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

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!