

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	7,129.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,659.77
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	015-772-101

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<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>	2 - 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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Sherbrooke Estates
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 36, PLAN NWP84427, SECTION 22, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 19'0	Above	Primary Bedroom	20'5 x 18'7
Main	Dining Room	14'2 x 12'0	Above	Bedroom	12'11 x 16'1
Main	Kitchen	13'3 x 12'8	Above	Bedroom	9'8 x 11'11
Main	Eating Area	11'1 x 10'1			
Main	Family Room	13'8 x 15'11			
Main	Office	13'5 x 8'8			
Main	Laundry	7'1 x 5'2			

<b>Finished Floor (Main):</b>	1,609 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,270 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,879 sqft	<b>Crawl/Bsmt Height:</b>	3'5			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,879 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to Sherbrooke Estates! This gorgeous 2 story home is immaculately kept and located in one of the best neighborhoods in South Surrey. Boasting 2 large bedrooms upstairs accompanied by an oversized primary bedrooms and ensuite bath. Downstairs is bright and inviting with a large kitchen off the living room and separate dining and family room for more formal entertaining. A large office space perfect for those who work from home and a beautiful private yard for those sunny days ahead. Close to transit, highway access, beaches, schools and shopping, this location is hard to beat. You are close enough to everything you need but nestled away in the peace and quiet.