

<b>Depth/Size (ft):</b>	134	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	5	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	7,687.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$5,375.80
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-399-378

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<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) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas
<b>Legal:</b>	017-399-378 LOT 70, PLAN LMP691, SECTION 22, RANGE 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 9'	Above	Primary Bedroom	16' x 13'7
Main	Eating Area	9'4 x 7'3	Above	Bedroom	10'11 x 10'3
Main	Family Room	16' x 13'11	Above	Bedroom	10'11 x 10'
Main	Living Room	17'3 x 13'2			
Main	Dining Room	14'9 x 11'9			
Main	Bedroom	10'1 x 9'11			
Main	Foyer	10'4 x 6'11			

<b>Finished Floor (Main):</b>	1,504 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	882 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	No
<b>Finished Floor (Total):</b>	2,386 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,None	Above	3	No
<b>Grand Total:</b>	2,386 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome Home! This 4 bedroom 5 bath (2 half) located in the popular Fraser Heights neighborhood is a true beauty! Fully renovated in 2021 this 2 story home has a big foyer, spacious living/dining combo, Bedroom, Full bath and Powder room, family room, Eating nook and lastly a Gourmet kitchen with quartz counters, white cabinets and SS appliances! Upstairs has 3 bedrooms including a big primary suite with a stunning ensuite that boasts a deep soaker tub, standing shower and dual sinks! Huge private backyard with beautiful covered sundeck perfect for family get togethers! BONUS A/C, NEWER HW TANK, SECURITY, ROOF (2016) AND MASSIVE CRAWL SPACE. Location is a dream, walking distance to Dogwood Elementary and Fraser Heights Sec, Shopping, Highway, Restaurants & more. ABSOLUTE MUST SEE 10/10!