

Depth/Size (ft):	90.0	Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):	48.00	Bathrooms:	2	Age:	20
Lot Area: (sq.ft.)	4,320.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	902-513-316

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	HALCYON MEADOWS
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 42-4 CLSR 89167 TZEACHTEN IR #13
Amenities:	Club House,Exercise Centre,Guest Suite,Recreation Center,Wheelchair Access
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Private Yard,Retirement Community,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 8'11	Main	Walk-In Closet	4'10 x 10'4
Main	Bedroom	10'2 x 13'10	Main	Utility	10'4 x 3'4
Main	Kitchen	10'7 x 12'2			
Main	Dining Room	10'1 x 12'4			
Main	Living Room	12'4 x 16'5			
Main	Laundry	5'11 x 7'0			
Main	Primary Bedroom	13'7 x 13'9			

Finished Floor (Main):	1,358 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,358 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,358 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Discover this charming 1,406 sqft. rancher nestled in the secure, gated community of Halcyon Meadows. Featuring 2 spacious bedrooms and 2 bathrooms, this home offers a great room concept with an island breakfast bar and sliding glass doors that open to a private patio and fully fenced backyard. The interior boasts elegant crown moldings, central vacuum, and newer laminate flooring. Additional highlights include a double-car garage and a full crawl space. Residents of Halcyon Meadows enjoy access to a clubhouse with a guest suite, exercise room, and RV parking.