

<b>Depth/Size (ft):</b>	120.83	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	3.41	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (Acres)</b>	1.20	<b>Full Baths:</b>	2	<b>Zoning:</b>	RA
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$11,611.82
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	004-964-888

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 82, PLAN NWP52194, PART NW1/4, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Garden,In Suite Laundry,Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Setting,Private Yard,Rural Setting
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Jetted Bathtub,Microwave,Oven - Built In,Range Top,Security System,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Solarium	13'2 x 14'9	Main	Foyer	11'4 x 6'1	Above	Walk-In Closet	5'7 x 5'11
Main	Family Room	17'3 x 15'0	Main	Dining Room	11'10 x 11'2	Above	Bedroom	11'10 x 10'6
Main	Kitchen	10'11 x 15'0	Main	Living Room	11'10 x 18'6	Above	Walk-In Closet	5'11 x 6'5
Main	Eating Area	9'3 x 12'2	Above	Primary Bedroom	19'9 x 16'2	Above	Bedroom	11'10 x 10'4
Main	Office	11'10 x 15'6	Above	Walk-In Closet	9'6 x 7'7	Above	Walk-In Closet	5'7 x 5'11
Main	Bedroom	11'6 x 12'1	Above	Patio	7'3 x 7'5	Abv Main 2	Gym	17'2 x 22'3
Main	Laundry	8'2 x 9'1	Above	Bedroom	11'10 x 11'5	Abv Main 2	Storage	20'5 x 10'1

<b>Finished Floor (Main):</b>	2,147 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,328 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	Above	4	No
<b>Finished Floor (Total):</b>	3,475 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,475 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Discover this stunning Craftsman-style gem in South Surrey! Nestled on 1.2 acres of prime development land, this family estate boasts a beautiful wrap-around veranda, mature manicured gardens, and an entertainer's dream outdoor space. Inside, enjoy the open-concept kitchen with granite countertops, professional-grade Viking appliances, and a six-burner gas range. With five bedrooms plus a den, hardwood floors, two fireplaces, and a conservatory dining area, this home offers both luxury and comfort. All bedrooms feature walk-in closets, and the primary suite has heated floors and a spa tub. Additional highlights include updated electrical and plumbing, generator, a built-in vacuum system, a versatile recreation room, and a spacious double garage with a workshop. Open House July 27 & 28 11-1