

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 82, PLAN NWP52194, PART NW1/4, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Rural Setting
Features:	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
Bylaw Restrict:	
Listing Broker(s):	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

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

Discover this exceptional Craftsman-style estate in the heart of South Surrey, set on 1.2 acres of prime development land. This family residence is designed for both luxury and comfort, featuring a wrap-around veranda, beautifully manicured gardens, and an entertainer's dream outdoor space. Step inside to find an open-concept kitchen equipped with high-end Viking appliances, and a six-burner gas range, perfect for culinary enthusiasts. The home offers 5 spacious bedrooms plus a den, including a luxurious primary suite with heated floors and a spa-inspired tub. Elegant hardwood floors, two cozy fireplaces, and a sunlit conservatory dining area complete the sophisticated interior. Expansive double garage with an integrated workshop and rec room.