

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):	44.00	Bathrooms:	4	Age:	1
Lot Area: (sq.ft.)	4,724.00	Full Baths:	3	Zoning:	CD44
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,187.54
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	031-434-169

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Peekaboo Mountains
Mgmt. Company:	
Complex / Subdiv:	NELSON & GROVE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 27 SECTION 30 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP109687
Amenities:	
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Wet Bar,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/120)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	13'10 x 15'10	Bsmt	Recreation Room	19'10 x 21'4
Main	Dining Room	11' x 15'3	Bsmt	Bar Room	4'2 x 2'3
Main	Kitchen	9'10 x 15'0	Bsmt	Bedroom	11'2 x 10'
Main	Den	14'4 x 13'7	Main	Laundry	6' x 8'8
Above	Primary Bedroom	25'8 x 25'14			
Above	Bedroom	10'6 x 10'6			
Above	Bedroom	10'6 x 13'5			

Finished Floor (Main):	1,127 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,150 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,064 sqft	Suite:		Above	3	Yes
Finished Floor (Total):	3,341 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,341 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Nelson & Grove. Discover this custom-built home featuring 4 spacious bedrooms & 4 bathrooms, high-quality finishes throughout & 10' ceilings. A large kitchen, equipped with quartz counters and an extra-large island, premium stainless steel appliances perfect for any culinary enthusiasts. Enjoy the expansive backyard with natural gas hookup, ideal for outdoor entertaining. Double car garage with ample storage, nestled in a quiet cul-de-sac next to a serene greenbelt. Close to the Mission Sports Park, golf, grocery and a quick 5 minute ride to loughheed hwy. Open House Thursday July 25th, 5:00 - 6:00 PM & Sunday July 28th 2:00 - 4:00 PM