

<b>Depth/Size (ft):</b>	109	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	34.00	<b>Bathrooms:</b>	4	<b>Age:</b>	17
<b>Lot Area: (sq.ft.)</b>	3,509.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,210.64
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-663-015

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	White Rock
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2, PLAN BCP23440, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 8'8	Above	Walk-In Closet	7'6 x 4'11	Bsmt	Bedroom	12'0 x 8'8
Main	Dining Room	12'0 x 8'8	Above	Bedroom	10'10 x 12'6			
Main	Kitchen	10'9 x 14'0	Above	Bedroom	11'4 x 12'5			
Main	Family Room	14'6 x 14'10	Above	Laundry	7'6 x 6'8			
Main	Nook	8'0 x 12'10	Bsmt	Kitchen	8'0 x 12'10			
Above	Primary Bedroom	12'0 x 13'8	Bsmt	Living Room	14'6 x 14'10			

<b>Finished Floor (Main):</b>	999 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,015 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	999 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,013 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	3,013 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome Home to this beautiful, immaculate 4 bed craftsman-style home in the heart of White Rock! You will love the bright & spacious floorplan with high end finishings, 9 ft ceilings & engineered hardwood flooring. The gourmet kitchen is perfect with new appliances incl. gas range, and abundant work and storage space with a large island. This home is a perfect 10, with new hot water tank, new carpets and fresh paint inside & out, there is nothing to do here but move in and enjoy. Awesome suite downstairs for a mortgage helper and enough parking for 5 vehicles. Fabulous family friendly prime White Rock location, very walkable and close to schools, public transit, shopping and the beach! This is a great home in the perfect location, don't miss it, book your private viewing today!