

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1988
Frontage (ft):	128.00	Bathrooms:	3	Age:	36
Lot Area: (sq.ft.)	12,022.00	Full Baths:	2	Zoning:	HA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,823.29
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-888-691

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 20, PLAN NWP73977, PART NW1/4, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 5'5	Main	Living Room	17'9 x 14'2	Above	Bedroom	11'2 x 10'7
Main	Laundry	9'11 x 6'10	Main	Pantry	4' x 2'	Above	Bedroom	11'1 x 10'
Main	Den	11'1 x 10'2	Above	Recreation Room	24'5 x 11'11	Above	Bedroom	11'1 x 9'
Main	Family Room	18'6 x 15'1	Above	Primary Bedroom	17'10 x 14'3	Above	Other	9'3 x 9'1
Main	Eating Area	14'3 x 8'9	Above	Walk-In Closet	9'1 x 6'7			
Main	Kitchen	9'6 x 9'5	Above	Dressing Room	10' x 9'4			
Main	Dining Room	13'1 x 10'1	Above	Den	11'7 x 11'6			

Finished Floor (Main):	1,520 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,724 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,244 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,244 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Huntington Park 4 bedrooms up and office or 5 th bedroom on main. Kitchen with pantry , eating area , family room with fireplace access to gardens- BBQ Outdoor seating patio-gazebo*. Exquisite gardens professionally planted with perennials for year round color in a south facing fenced backyard. Private. All Outlooks from interior spaces are excellent , front and back. Spacious master bedroom with sitting area, walk-in closet & en -suited . 50 year steel shingle style roof w/ transferable warranty. Quiet, safe for children and pets, on the trail system & close to Dogwood and Crescent Park. School catchments are Ray Shepherd Elementary and Elgin Park Secondary.