

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>	56.00	<b>Bathrooms:</b>	3	<b>Age:</b>	39
<b>Lot Area: (sq.ft.)</b>	7,110.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,039.68
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	001-168-053

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Storm Sewer,Water

**Legal:** LOT 6 SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 66992

**Amenities:** Air Cond./Central,Garden

**Site Influences:** Central Location,Private Yard

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 11'7	Above	Walk-In Closet	6'1 x 7'
Main	Dining Room	11'11 x 11'6	Above	Bedroom	10'7 x 9'1
Main	Kitchen	11'6 x 9'2	Above	Bedroom	15' x 9'
Main	Family Room	17'8 x 11'6	Above	Bedroom	18'11 x 10'4
Main	Laundry	7'2 x 6'4	Above	Storage	17'5 x 3'7
Main	Utility	6'4 x 4'	Main	Foyer	6' x 4'11
Above	Primary Bedroom	21'10 x 11'10			

<b>Finished Floor (Main):</b>	992 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	996 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,988 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,988 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this charming family home in highly sought-after Panorama Ridge! This home features 4 bedrooms including a versatile 4th bedroom or games room, 3 bathrooms, and numerous updates including a new roof in 2019, skylights, HVAC, smart switches, flooring, patio sliding and garage doors, hot water tank, washer/dryer, alarm system and more! Kitchen is equipped with updated stainless steel appliances, sink & faucet and quartz countertops. Beat the summer heat by relaxing indoors with central AC or by enjoying the beautifully landscaped, fully fenced backyard, complete with a patio and gazebo. Don't miss out on this incredible opportunity to own a well cared for, tastefully updated, family home in one of Surrey's most desirable neighbourhoods. Schedule your viewing today!