

|                           |           |                    |   |                            |             |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 144.35    | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 1988        |
| <b>Frontage (ft):</b>     | 72.17     | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 36          |
| <b>Lot Area: (sq.ft.)</b> | 10,408.00 | <b>Full Baths:</b> | 3 | <b>Zoning:</b>             | R-1E        |
| <b>Flood Plain:</b>       |           | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$6,496.49  |
| <b>Rear Yard Exp:</b>     | South     |                    |   | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>              |           |                    |   | <b>P.I.D.:</b>             | 008-931-551 |

|                         |                                |                         |                                  |
|-------------------------|--------------------------------|-------------------------|----------------------------------|
| <b>Style of Home:</b>   | 2 Storey,Basement Entry        | <b>Parking:</b>         | Total: 6 - Covered: 2            |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 2                                |
| <b>Exterior:</b>        | Brick,Vinyl                    | <b>Parking Access:</b>  | Front                            |
| <b>Foundation:</b>      |                                | <b>Parking:</b>         | Garage; Double,RV Parking Avail. |
| <b>Rain Screen:</b>     |                                | <b>Locker:</b>          |                                  |
| <b>Renovations:</b>     | Partly                         | <b>Units in Dev:</b>    |                                  |
| <b># of Fireplaces:</b> | 3 - 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) & Deck(s) | <b>PAD Rental:</b>      |                                  |
| <b>Type of Roof:</b>    | Asphalt                        | <b>Fixtures Leased:</b> | No                               |
| <b>Floor Finish:</b>    | Laminate,Mixed,Carpet          | <b>Fixtures Rmvd:</b>   | Yes                              |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Walnut Grove

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

**Legal:** LOT 10 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 75999

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Smoke Alarm,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty, RE/MAX Treeland Realty

| Floor | Type            | Dimensions  | Floor | Type        | Dimensions  | Floor | Type    | Dimensions |
|-------|-----------------|-------------|-------|-------------|-------------|-------|---------|------------|
| Main  | Family Room     | 11'1 x 10'1 | Below | Living Room | 16'9 x 13'5 | Bsmt  | Storage | 9'9 x 9'5  |
| Main  | Kitchen         | 12'2 x 10'  | Bsmt  | Kitchen     | 11' x 7'    |       |         |            |
| Main  | Dining Room     | 15'7 x 13'6 | Bsmt  | Eating Area | 15'2 x 10'6 |       |         |            |
| Main  | Nook            | 8' x 4'11   | Bsmt  | Living Room | 15'2 x 9'3  |       |         |            |
| Main  | Primary Bedroom | 14'8 x 11'8 | Bsmt  | Flex Room   | 15'2 x 9'9  |       |         |            |
| Main  | Bedroom         | 10'6 x 10'5 | Bsmt  | Bedroom     | 10'5 x 9'11 |       |         |            |
| Main  | Bedroom         | 11'1 x 10'5 | Bsmt  | Laundry     | 14'2 x 6'1  |       |         |            |

|                                |            |                           |                         |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,238 sqft | <b># Of Rooms:</b>        | 15                      | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 2                       | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 2                       | Main                  | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 1,286 sqft | <b>Suite:</b>             | Unauthorized Suite      | Bsmt                  | 3                  | No              |
| <b>Finished Floor (Total):</b> | 2,524 sqft | <b>Crawl/Bsmt Height:</b> |                         |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     |                           | Full,Fully              |                       |                    |                 |
| <b>Grand Total:</b>            | 2,524 sqft | <b>Basement:</b>          | Finished,Separate Entry |                       |                    |                 |
|                                |            | <b>Beds In Bsmt:</b>      | 1 / 4                   |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                         |                       |                    |                 |

Beautiful Walnut Grove basement entry home on a quiet ¼ acre lot. Open floorplan w/ foyer access to the lower level living room w/ vaulted ceiling, skylights, bright windows, & fireplace. Extensively updated upper (main) floor w/ family room overlooking the living room below, renovated kitchen w/ quartz counters, stainless appliances, shaker cabinets, & large island w/ breakfast bar. Adjacent dining area w/ fireplace, nook, & access to the deck & park-like rear yard w/ large patio, gazebo, veggie garden & berry plants. 3 spacious bedrooms & renovated 4-piece ensuite & main bath. Lower level w/ flexible suite or extended family possibilities w/ living room, kitchen, eating area, flex area, bedroom/den, & 3 pc bathroom. Many updates including windows & flooring. RV parking possibilities!