

<b>Depth/Size (ft):</b>	124	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	49.20	<b>Bathrooms:</b>	6	<b>Age:</b>	19
<b>Lot Area (sq.ft.):</b>	6,140.00	<b>Full Baths:</b>	6	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,229.93
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	026-310-309

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	East Newton
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN BCP17974, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Shared Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Oven - Built In,Pantry,Range Top,Security System,Smoke Alarm,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/120)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 13'8	Main	Kitchen	13'6 x 12'	Above	Bedroom	11'4 x 10'8
Main	Dining Room	12'4 x 10'10	Main	Wok Kitchen	5'6 x 11'	Above	Bedroom	13'2 x 10'8
Main	Foyer	14'8 x 12'2	Main	Pantry	5'4 x 5'6	Bsmt	Laundry	6'6 x 9'5
Main	Laundry	5'6 x 12'4	Above	Primary Bedroom	14'10 x 18'	Bsmt	Bedroom	15' x 12'4
Main	Den	9' x 12'4	Above	Bedroom	14' x 11'8	Bsmt	Kitchen	7'5 x 10'7
Main	Family Room	13'6 x 15'9						
Main	Nook	10'10 x 4'						

<b>Finished Floor (Main):</b>	1,770 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,128 sqft	<b># Of Kitchens:</b>	3	Main	3	No
<b>Finished Floor (Below):</b>	1,770 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	3	Yes
<b>Finished Floor (Total):</b>	4,668 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Bsmt	3	No
<b>Grand Total:</b>	4,668 sqft	<b>Beds In Bsmt:</b>	2 / 6	Bsmt	3	No
		<b># Of Pets:</b>				

East Newton, custom made home which features formal dining, living, gas fireplace, open concept, kitchen, spice kitchen, granite counter tops, gas cook top, built in oven, pantry, stainless steel appliances, nook, bedroom on the main floor, full washroom on the main floor, tele desk, family room with entertainment built in. 4 bedrooms up with 3 full washrooms, concrete tile roof, stucco, brick, radian in floor heating, rough in laundry on the main, sundeck on the main, engineered wood in living. Basement includes kitchen, large rec room, theatre room built in entertainment, 2 bedrooms, 2 full washroom, large laundry, separate entrance.