

Depth/Size (ft):	29.109	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	36.81	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	5,239.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,622.10
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	001-803-531

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 29 NORTH WEST QUARTER SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN69731
Amenities:	
Site Influences:	
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Range Top,Satellite Dish,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 15'5	Main	Office	8'3 x 11'7
Main	Foyer	4'1 x 4'0	Above	Primary Bedroom	11'9 x 13'7
Main	Dining Room	10'9 x 8'4	Above	Bedroom	9'1 x 12'5
Main	Kitchen	11'8 x 10'8	Above	Bedroom	9'11 x 11'3
Main	Family Room	19'4 x 11'4			
Main	Laundry	8'4 x 8'9			
Main	Utility	5'10 x 6'10			

Finished Floor (Main):	1,178 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	700 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	1,878 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,878 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This beautifully updated Walnut Grove home features NEW flooring, doors, windows, exterior hardie siding, solar panels, 200amp electrical service, EV charger, hot tub, renovated kitchen, bathrooms, shed, Air conditioning , Furnace, tankless hot water system, exterior concrete, gutters, railings, LED light fixtures, and a backyard patio, with a total upgrade cost exceeding \$250,000. Move-in ready and virtually brand new, this property offers modern comforts and convenience from day one.