

Depth/Size (ft):	111	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	64.00	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,116.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,349.00
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	014-582-244

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 13 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 81939

Amenities:

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

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 4'1	Main	Laundry	6'2 x 5'7
Main	Living Room	13'4 x 17'2	Above	Primary Bedroom	15'1 x 12'1
Main	Dining Room	14'5 x 9'6	Above	Walk-In Closet	5'11 x 6'3
Main	Kitchen	10'10 x 9'10	Above	Bedroom	9'10 x 11'1
Main	Eating Area	12'5 x 8'7	Above	Bedroom	10'1 x 9'6
Main	Family Room	13'8 x 9'5	Above	Bedroom	13'2 x 20'2
Main	Office	11'7 x 9'0			

Finished Floor (Main):	1,211 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,073 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			
Finished Floor (Total):	2,284 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,284 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Meticulously maintained 2-Story home in one of the most sought-after neighborhoods in Fleetwood. Pride of ownership is evident in the over 2100 sq ft of generous living space. Upstairs you will find 3 bedrooms + a spacious loft that is currently used as a 4th bedroom. Main level features updated kitchen, bathroom and plenty of living space with family and living room boasting cozy gas fireplaces. Central AC unit to keep the home nice and cool during the summer months. The large grassy backyard is perfect for entertaining featuring a large covered patio, custom built gazebo, garden shed and an awning sheltered grilling area. Conveniently located just steps to Frost Rd Elementary, Fresh St. Market, Surrey Sport & Leisure, future Skytrain station, restaurants & shops.