

<b>Depth/Size (ft):</b>	86.38	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	38.78	<b>Bathrooms:</b>	2	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	3,298.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,058.86
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	005-083-605

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 292 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICTPLAN 54120
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 7'4	Above	Bedroom	12'3 x 9'0
Main	Dining Room	8'7 x 9'0	Above	Bedroom	12'7 x 10'5
Main	Kitchen	12'11 x 9'0	Above	Storage	11'5 x 4'5
Main	Storage	8'2 x 6'4			
Main	Living Room	11'7 x 18'0			
Main	Laundry	12'6 x 9'11			
Above	Primary Bedroom	11'6 x 13'5			

<b>Finished Floor (Main):</b>	795 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	716 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,511 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,511 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

OPEN HOUSE - Saturday July 27 2-4PM Terrific 3 bdrm family home situated on quiet cul-de-sac in West Newton in Surrey. Spacious rooms. Fully fenced backyard. Convenient location in a great neighbourhood. Walk to all levels of school (elementary, secondary and university). Near Newton athletic park, Wave Pool, Dog park and playground. Close to shopping (grocery, markets and Costco). Easy access to border, hospital and transit. Large lot means tons of potential under new City rules.