

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	60.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	6,997.00	Full Baths:	3	Zoning:	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,745.27
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	018-131-212

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:		Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, PLAN LMP8725, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 20'6	Main	Family Room	15' x 12'
Main	Dining Room	11'8 x 20'6	Below	Den	8'4 x 10'8
Main	Kitchen	9' x 11'	Below	Bedroom	10'7 x 11'2
Main	Nook	6' x 8'	Below	Bedroom	1'8 x 11'3
Main	Bedroom	12' x 12'	Below	Living Room	13'7 x 11'1
Main	Bedroom	9'6 x 10'	Below	Kitchen	10'8 x 10'7
Main	Bedroom	9'6 x 10'4			

Finished Floor (Main):	1,298 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,158 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,456 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,456 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Rare find, corner lot in Murrayville. This is your chance to own a beautiful home that backs onto Langly fundamental school. This Gem has so much going for itself. Beautiful backyard with ample space for kids to play. Entertain your guests with a built in fire pit. The house comes with tons of outdoor storage. Heat pump, air conditioning, forced air heat, and a new hot water tank. If that's not enough, it has a 2 bedroom unauthorized basement suite, great income producing or for parents!! This home is located close to bus, parks, schools, malls...Don't miss your chance to own this home on a big corner lot!!! (Side parking for RV / boat or both together.)