

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):	25.00	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	7,800.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,578.08
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	001-918-656

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fraser Glen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 20, PLAN NWP66599, SECTION 23, RANGE 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 16'7	Above	Primary Bedroom	14'1 x 12'6	Above	Bedroom	11'7 x 9'4
Main	Dining Room	11'1 x 10'7	Above	Bedroom	11'7 x 9'5	Bsmt	Recreation Room	26' x 19'9
Main	Kitchen	10'8 x 8'6						
Main	Eating Area	8'3 x 5'10						
Main	Family Room	21'4 x 16'2						
Main	Den	11'7 x 7'7						
Main	Laundry	11' x 6'6						

Finished Floor (Main):	1,348 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	680 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,028 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	600 sqft	Basement:	Part,Unfinished			
Grand Total:	2,628 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Fraser Heights! What a lovely home for the growing family. Located in the desirable Fraser Glen neighbourhood this one owner home is situated in a quiet Cul de sac and backs onto green space. Features include a great open floor plan with vaulted ceilings in the living and dining rooms, a cozy oak kitchen and eating area looking over the private yard, a huge family room with a gas fireplace and glass doors to spacious patio, a main floor den, 3 generous sized bedrooms on the upper level plus room to expand in the unfinished part basement. Updates include a new roof, furnace, heat pump, hot water tank, driveway, sidewalk, patio plus more! Ideal location close to Fraser Wood Elementary, Fraser Heights Secondary, shopping, the rec centre and transit. Don't wait, call now!