

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	86.50	<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	7,147.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1D
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,668.20
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	018-330-525

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<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>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Murrayville

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

**Legal:** LOT 6, PLAN LMP11150, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,Storage

**Site Influences:** Central Location,Golf Course Dev.,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 14'3	Main	Laundry	7' x 7'
Main	Dining Room	10'7 x 16'6	Above	Primary Bedroom	14' x 15'3
Main	Eating Area	11'1 x 10'1	Above	Office	11'8 x 8'1
Main	Kitchen	12'4 x 15'7	Above	Walk-In Closet	7'6 x 4'7
Main	Family Room	16'4 x 14'5	Above	Bedroom	12'2 x 13'7
Main	Bedroom	10'1 x 12'3	Above	Bedroom	11'5 x 12'3
Main	Foyer	11'6 x 11'4			

<b>Finished Floor (Main):</b>	1,634 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,217 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,851 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,851 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Elegance flows through this spacious 4-bed+office/den, 3 full-bath home on a quiet corner lot. Breathtaking architectural elements include a 2-story foyer, vaulted ceilings in the family & dining spaces & a 17-foot living room ceiling, bathed in natural light from oversized windows. The spacious kitchen featuring granite counters, a large island & ss appliances seamlessly connects 2 living rooms & 2 dining spaces. Primary bedroom offers a luxury ensuite with jet tub, double sinks & oversized shower + a unique interior Jack-and-Jill balcony & office/den, both overlooking the room below. You'll love the hardwood floors, updated bathrooms, 2 fireplaces, double garage, RV/Boat space & a private, fenced yard with entertaining patio. Luxury, practicality & style in a prime Murrayville location!