

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	43.00	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	4,671.00	Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,554.77
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	025-451-138

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, PLAN LMP54530, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System,Storage Shed,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 17'1	Above	Primary Bedroom	14'3 x 15'1
Main	Dining Room	14'1 x 9'9	Above	Walk-In Closet	7'10 x 4'9
Main	Kitchen	10'5 x 11'0	Below	Living Room	11'0 x 16'7
Main	Den	10'4 x 11'6	Below	Eating Area	13'8 x 7'0
Main	Laundry	7'9 x 5'0	Below	Bedroom	15'9 x 8'10
Above	Bedroom	11'6 x 11'0	Below	Flex Room	13'4 x 8'1
Above	Bedroom	11' x 11'10	Below	Kitchen	9'7 x 10'10

Finished Floor (Main):	1,006 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,002 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	992 sqft	# Of Levels:	3	Above	6	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	3,000 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,000 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Charming Sullivan Station family home: First time on the market in 21 years! Lovingly maintained 3000+ sqft brimming with character and warmth, this residence invites you in with its soaring vaulted ceilings, open-concept layout, rich eng hardwood floors, and central AC. The updated kitchen is the heart of the home, perfect for family gatherings and casual meals. Upstairs, you'll find three generously sized bedrooms, providing ample space for everyone. The lower level features an additional bedroom and a cozy family room with its own private entrance—ideal for a potential suite or guest quarters. Step outside into your own private oasis, where the backyard beckons with its covered composite decking, natural gas BBQ hookup, and plenty of grass space for the kids to play!