

<b>Depth/Size (ft):</b>	148	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1968
<b>Frontage (ft):</b>	62.00	<b>Bathrooms:</b>	3	<b>Age:</b>	56
<b>Lot Area: (sq.ft.)</b>	9,323.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,325.55
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-202-757

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<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) & Deck(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

<b>View:</b>	Yes : Mountains, City Lights, River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 14 SECTION 10 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTPLAN 16631
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 20'9	Below	Recreation Room	15'8 x 20'9
Main	Kitchen	11'7 x 15'7	Below	Kitchen	14'2 x 10'2
Main	Dining Room	10'10 x 11'11	Below	Bedroom	11'10 x 11'3
Main	Primary Bedroom	11'8 x 14'0	Below	Laundry	7'4 x 5'7
Main	Bedroom	10'10 x 11'11	Below	Wine Room	9'6 x 6'1
Main	Bedroom	8'8 x 11'11			
Main	Foyer	5'8 x 6'7			

<b>Finished Floor (Main):</b>	1,400 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	830 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,230 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,230 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Beautifully renovated Fraser River & mountain VIEW home in Bolivar Heights on huge 9,323 sqft lot. Split entry with 3 bdrms up, 1 bdrm SUITE down. Laundry on each level. High quality renovations done with cherrywood cupboards, granite counters & floors in kitchen & bathroom, birch hardwood floors on main floor, sliding doors to large covered deck with amazing river & mountain views. Updated wood doors & trim, alderwood front door, updated light fixtures, updated vinyl windows & blinds. Downstairs has separate entrance with private paving stone patio and VIEWS. Cozy wood burning fireplace on each level. Near all levels of schools, close to restaurants & amenities in Surrey City Center, yet tucked away in quiet residential area. Quick access to highways and transit. Move in Ready!