

<b>Depth/Size (ft):</b>	137	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	44.00	<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area: (sq.ft.)</b>	7,565.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,395.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	000-644-048

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood,Other	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 155, PLAN NWP68093, SECTION 23, RANGE 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Pool; Outdoor

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Swimming Pool Equip.,Water Treatment

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 17'1	Above	Primary Bedroom	13'10 x 13'1
Main	Dining Room	11'1 x 13'4	Above	Bedroom	10'5 x 12'1
Main	Kitchen	16'6 x 18'8	Above	Bedroom	10'2 x 9'1
Main	Eating Area	9' x 9'6'	Above	Bedroom	23' x 12'5
Main	Den	10'1 x 9'0			
Main	Family Room	13'3 x 16'8			
Main	Laundry	10'1 x 7'1			

<b>Finished Floor (Main):</b>	1,355 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,169 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,524 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,524 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Presenting an exceptional Fraser Heights residence: a stunning 4-bedroom, 2.5-bathroom home located on a tranquil, tree-lined street. This 2,524 SQFT property is situated on a generously sized, beautifully landscaped lot. Upon entry, you are greeted by a grand foyer, illuminated by skylights and featuring soaring cathedral ceilings that lead you to an elegantly appointed sunken living room with a charming stone fireplace. The formal dining area, complete with a built-in bar, seamlessly transitions to a contemporary kitchen. This culinary space is equipped with wine fridges, custom backsplash, and ample storage, all framed by exquisite granite countertops. The south-facing backyard offers a serene retreat with an expansive covered deck overlooking a luxurious heated inground lap pool.