

Depth/Size (ft):	134.48	Bedrooms:	4	Approx. Year Built:	2001
Frontage (ft):	75.09	Bathrooms:	3	Age:	23
Lot Area: (sq.ft.)	10,011.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,536.25
Rear Yard Exp:	West			For Tax Year:	2024
View:				P.I.D.:	024-439-312

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water, Natural Gas, Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Murrayville

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

Legal: LOT 5 SECTION 1 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP41191

Amenities: Pool; Outdoor

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Smoke Alarm, Storage Shed, Swimming Pool Equip., Vacuum - Built In, Wet Bar

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'2	Above	Bedroom	16'5 x 11'5
Main	Dining Room	15'2 x 13'6	Above	Bedroom	26'10 x 20'5
Main	Kitchen	21' x 13'11	Above	Laundry	5'2 x 5'
Main	Eating Area	10' x 9'1			
Main	Family Room	23'4 x 15'			
Above	Primary Bedroom	16'8 x 12'10			
Above	Bedroom	14'1 x 13'4			

Finished Floor (Main):	1,485 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,666 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,151 sqft	Crawl/Bsmt Height:	3'6			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,151 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Attractive 2-storey Murrayville home on a private, 1/4 acre lot. Charming front porch invites you to the spacious main level w/ 9' ceilings, large living room, & adjacent dining room. Updated kitchen w/ quartz counters, gas range, large island w/ breakfast bar, pantry, B/I desk, & eating area. Huge family room w/ feature stone fireplace & french door access to the west-facing rear yard boasting entertainment-size patio, gorgeous landscaping, koi pond, & 16'x8' raised deck access to heated pool. Upper floor offers 4 bedrooms including a roomy primary suite w/ W/I closet & 5 pc ensuite. Enormous 4th bedroom/flex area could easily be partitioned to create an additional bedroom or games room. Over-size garage & full crawl for plenty of storage. Near schools, parks, shopping, cafes, & hospital.