

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1997
Frontage (ft):	26.00	Bathrooms:	3	Age:	27
Lot Area (sq.ft.):	7,601.00	Full Baths:	3	Zoning:	R-1D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,719.07
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	023-666-129

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	3 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 7, PLAN LMP31588, SECTION 1, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Rural Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 22'7	Main	Porch (enclosed)	10'2 x 9'9	Bsmt	Kitchen	12'10 x 13'7
Main	Kitchen	13' x 10'6	Bsmt	Foyer	6'8 x 5'4	Bsmt	Family Room	12'10 x 11'4
Main	Dining Room	13' x 10'1	Bsmt	Laundry	9'4 x 5'4	Bsmt	Bedroom	9'4 x 12'
Main	Primary Bedroom	15'4 x 13'6				Bsmt	Bedroom	9'4 x 11'5
Main	Walk-In Closet	6'6 x 6'6				Bsmt	Bedroom	10'9 x 11'5
Main	Bedroom	10'11 x 10'3				Bsmt	Utility	7' x 3'
Main	Bedroom	10'11 x 10'3				Bsmt	Storage	3' x 10'

Finished Floor (Main):	1,370 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,088 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,458 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,458 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Wonderful spacious family home with income generating BASEMENT SUITE, located in desirable Murrayville. Quiet family friendly culdesac near schools and parks; transit within a block & historic 5 corners w/coffee shops only 3 minute walk. 3 large bright bdrms up, 2 full bthms inc ensuite for primary. Huge open living room with fireplace for family gatherings that leads into the lovely kitchen & dining rm. Walk out onto your entertainers dream deck that overlooks large private backyard & your FULLY WIRED DETACHED SHOP. Downstairs is the huge 2 bdrm (can be 3 bdrm easily) unauthorized suite, with separate entrance. Tons of parking for two families and DEDICATED RV PARKING PAD as well. Shopping and all amenities a stones throw away without sacrificing your peace and quiet.