

Depth/Size (ft):	70.96	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	100.13	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,104.00	Full Baths:	2	Zoning:	SFR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,551.65
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	013-871-269

Style of Home:	2 Storey	Parking:	Total: 12 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 13, BLOCK 5, PLAN NWP81478, PART N1/2, SECTION 9, RANGE 1W, NEW WESTMINSTER LAND DISTRICT

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

Site Influences: Central Location,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Range Top,Storage Shed

Bylaw Restrict:

Listing Broker(s): eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 18'9	Above	Primary Bedroom	11'11 x 15'11
Main	Dining Room	10'4 x 11'7	Above	Bedroom	9'2 x 13'10
Main	Kitchen	13'7 x 8'0	Above	Bedroom	11'11 x 9'8
Main	Eating Area	10'1 x 9'11	Above	Bedroom	12'2 x 18'1
Main	Family Room	12'2 x 13'3			
Main	Den	8'7 x 9'7			
Main	Foyer	8'3 x 5'8			

Finished Floor (Main):	1,200 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,076 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	3	No
Finished Floor (Total):	2,276 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,276 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

GORGEOUS 4 Bed + Den, 3 Bath, 2 level home on a large 7104 SQFT Corner lot in highly desirable Fraser Heights!! Fully fenced backyard, & parking for over 12+ cars, including RV/Boat!! Featuring 3 updated baths, new furnace, new heat pump, newer washer/dryer, new stove, new electrical panel, new EV charger, 2 gas fireplaces, & entire home comes freshly painted!! Fantastic floorplan w/ open-concept kitchen, granite counters & large island flowing to family room & walk-out covered patio. A formal dining, living room, bathroom, & den/office w/ built-in desk & cabinets also on main! Upstairs: 4 larger beds, & 2 baths. HUGE Primary Bed w/ SPA-like ensuite. Perfect family home! Close to all Top Schools, HWY 1 access, Malls, Parks & much more! *OPEN HOUSE: Sat & Sun, Sept 28th & 29th, from 2-4pm