

Depth/Size (ft):	120	Bedrooms:	8	Approx. Year Built:	2004
Frontage (ft):	50.00	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	6,006.00	Full Baths:	3	Zoning:	R1C
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,541.02
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	025-181-041

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Other	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,Other	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Country Crossing
Services Connected:	Community,Electricity
Legal:	LOT 5 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP51642
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 14'9	Above	Bedroom	11'6 x 10'3	Bsmt	Bedroom	10'1 x 9'4
Main	Dining Room	10'10 x 11'9	Above	Bedroom	13'5 x 13'3	Bsmt	Storage	5'6 x 4'6
Main	Kitchen	11'7 x 13'1	Bsmt	Living Room	8'11 x 12'3	Bsmt	Dining Room	4'6 x 12'3
Main	Family Room	15'6 x 13'1	Bsmt	Kitchen	12'0 x 9'1	Bsmt	Den	9'10 x 4'9
Main	Bedroom	10'2 x 9'6	Bsmt	Primary Bedroom	11'7 x 18'4	Bsmt	Nook	4'5 x 8'4
Above	Primary Bedroom	14'7 x 14'7	Bsmt	Bedroom	11'2 x 9'6	Bsmt	Walk-In Closet	5'1 x 4'9
Above	Bedroom	11'8 x 10'11						

Finished Floor (Main):	1,365 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,175 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,334 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,874 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,874 sqft	Beds In Bsmt:	3 / 8			
		# Of Pets:				

This immaculate home will not last! Home is nestled in one of the most sought after area's of Walnut Grove. Custom built 2 storey with basement home has 8 bedrooms and 4 bathrooms. All bedrooms incredibly spacious. Open plan kitchen/family room as well as a formal Livingroom and Dining room, great for family gatherings. Livingroom, Family room and basement boast a gas fireplace. The home has a 3 bedroom basement suite with a separate entrance. Design of suite allows for 1 bedroom to be part of the main home. Great possibility to airbnb. rent or for in-laws. Stones throw from Dorothy Peacock and Daycare. Central location to shops, restaurant's, cinema, rec and close to highway. Open house scheduled for 28/29 of September 1-4PM.