

<b>Depth/Size (ft):</b>	123	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	86.60	<b>Bathrooms:</b>	4	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	10,010.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,066.50
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	017-516-501

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 12 - Covered: 5
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	5
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Triple,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas,Radiant	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Murrayville
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 8 PLAN LMP 1914, PART NW 1/4 SECTION 31, TWP 10, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Oven - Built In,Range Top,Refrigerator,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'7 x 15'9	Main	Foyer	7'4 x 6'
Main	Eating Area	12'7 x 10'5	Above	Primary Bedroom	12'7 x 19'3
Main	Dining Room	11'5 x 15'9	Above	Walk-In Closet	10' x 6'3
Main	Family Room	13'1 x 15'9	Above	Bedroom	10'7 x 10'1
Main	Living Room	12'10 x 16'11	Above	Bedroom	11'11 x 9'11
Main	Laundry	8'5 x 12'4	Above	Bedroom	10' x 10'9
Main	Bedroom	9'1 x 10'1	Above	Games Room	14'3 x 18'9

<b>Finished Floor (Main):</b>	1,482 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,442 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	2,924 sqft	<b>Crawl/Bsmt Height:</b>		Main	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,924 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Almost 3000 sf 2 storey home in sought after Murrayville neighbourhood. 26x33 - 838 sf DETACHED GARAGE/SHOP w/power, 9'6 ceiling, office and BATHROOM! The home offers 5 bdrms & 3 bathrms, a traditional layout w/sunny formal living rm a vaulted ceiling & gas fireplace, a large dining room, spacious kitchen w/oak cabinetry, island overlooking the family room & 5th bdrm. The upper floor offers 4 bdrms & a huge games room over the TRIPLE GARAGE. Bay windows accent one wall of the primary bedroom, a good size W/I closet & 5 piece ensuite. Other features include a fully fenced private yard w/metal gate across the driveway to close access to backyard, RV Parking, Roof 2019, fencing 2022, furnace 2023, stairlift 2019. Very walkable neighbourhood close to shopp'g, restaurants, rec centre, golf & more!