

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):	49.00	Bathrooms:	3	Age:	26
Lot Area (sq.ft.):	6,028.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,226.90
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	023-482-826

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Other	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)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mount Baker from Master
Mgmt. Company:	
Complex / Subdiv:	CEDAR GROVE
Services Connected:	Community,Natural Gas
Legal:	LT.130,SEC.25,TWP.2,NWD,PL.LMP 29190
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Smoke Alarm,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'50 x 18'0	Main	Storage	8'50 x 6'90	Above	Other	13'0 x 13'50
Main	Dining Room	11'90 x 13'30	Main	Foyer	3"70 x 5'40	Main	Patio	15'40 x 19'0
Main	Kitchen	12'60 x 13'10	Above	Primary Bedroom	13'50 x 16'11	Main	Other	18'40 x 20"8
Main	Eating Area	9'50 x 8'80	Above	Walk-In Closet	6'60 x 5'10			
Main	Family Room	13'30 x 11'90	Above	Bedroom	11'10 x 10'00			
Main	Den	12'0 x 9'80	Above	Other	4"0 x 10'10			
Main	Laundry	9'70 x 5'10	Above	Bedroom	18'40 x 19'20			

Finished Floor (Main):	1,337 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,253 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,590 sqft	Crawl/Bsmt Height:	4'60			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,590 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

First time on the market this home is located in the highly sought-after Cedar Grove Estates in Fleetwood/Tynehead. This two level, well maintained 3 Bedroom, 2.5 bath, family friendly home boasts over 2500 square feet of functional living space featuring a large master bedroom with an ensuite that is stunning, a spacious kitchen ideal for entertaining with loads of counter space and storage; a fully-furnished home office wired for high-speed fiber optic service, and a huge games room above the garage that can also double as another bedroom for family or guests. Large windows and skylights throughout contribute to a bright spacious feel. The patio and large, fully fenced backyard provide plenty of outdoor living for both the kids and/or pets. NOT ON 168