

Depth/Size (ft):	irreg	Bedrooms:	5	Approx. Year Built:	2007
Frontage (ft):	49.87	Bathrooms:	4	Age:	17
Lot Area (sq.ft.):	4,306.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,428.15
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	025-889-010

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, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric, Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Hot Water, Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 10, PLAN BCP9574, PART W1/2, SECTION 31, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central, In Suite Laundry, Storage
Site Influences:	Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 12'0	Above	Walk-In Closet	9'4 x 7'4	Bsmt	Walk-In Closet	6'8 x 6'7
Main	Dining Room	16'3 x 10'7	Above	Bedroom	19'5 x 12'5	Bsmt	Storage	8'4 x 6'8
Main	Kitchen	16'8 x 11'3	Above	Bedroom	16'8 x 11'11			
Main	Eating Area	16'8 x 10'9	Above	Bedroom	14'3 x 10'8			
Main	Family Room	16'8 x 14'1	Above	Laundry	9'6 x 5'10			
Main	Foyer	7'0 x 5'9	Bsmt	Recreation Room	34'7 x 16'8			
Above	Primary Bedroom	15'5 x 14'2	Bsmt	Bedroom	15'1 x 14'7			

Finished Floor (Main):	1,199 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,345 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,189 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,733 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished, Separate Entry			
Grand Total:	3,733 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Welcome to one of Walnut Grove's finest homes, walking distance from top-rated schools, in a kid-friendly cul-de-sac w/ easy access to the freeway for commuters. Built w/ quality finishes & featuring 4 large bedrooms up plus a full washroom and 5th bedroom in the basement (w/ separate entrance that could easily be suited) this could be your forever home! Freshly painted w/ new plumbing, Navian hot water on demand, AC, HEPA Air purification, composite deck and new railings, newer Miele dishwasher and washer/dryer, upgraded engineered wood floors and more! This home has been well maintained and offers ample space to entertain including a grand living and dining room at the entry, and a family room off the kitchen, each with their own gas fireplaces. Home is where your Storey begins!