

Depth/Size (ft):	108	Bedrooms:	5	Approx. Year Built:	1992
Frontage (ft):	64.96	Bathrooms:	3	Age:	32
Lot Area (sq.ft.):	6,998.00	Full Baths:	3	Zoning:	R1-D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,792.22
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	017-792-622

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Forest Glen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PLAN LMP4662, LOT 57, LIST 36, SEC 35, T 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,None
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Security System,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'6	Main	Bedroom	11'6 x 9'	Below	Bedroom	10'1 x 9'
Main	Dining Room	12'8 x 12'5	Main	Walk-In Closet	11'7 x 9'	Below	Laundry	12'5 x 8'4
Main	Kitchen	16'8 x 10'6	Below	Living Room	16'8 x 13'1	Below	Foyer	12'5 x 11'8
Main	Pantry	8'4 x 6'1	Below	Dining Room	9'5 x 8'4			
Main	Family Room	16'8 x 10'10	Below	Kitchen	13'8 x 8'2			
Main	Primary Bedroom	15' x 11'11	Below	Games Room	18'7 x 13'10			
Main	Bedroom	13'11 x 10'	Below	Bedroom	12'5 x 12'5			

Finished Floor (Main):	1,854 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,522 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,376 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,376 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Forest Glen! Executive home in this exclusive Walnut Grove neighbourhood! Room for the whole family with five bedrooms and 3 full bathrooms! This home has been extensively updated to a very high level including roof, windows, stunning kitchen with gas cooktop and huge pantry, custom millwork, designer bathrooms, air conditioning and the list goes on! Amazing flowing open floorplan with vaulted ceilings, skylights and very private West facing Oasis of a yard! The extra large two bedroom suite is fully above ground with separate entrance, perfect for extended family! A must see!