

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1990
Frontage (ft):	82.30	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,156.00	Full Baths:	2	Zoning:	S.F.D.
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,243.37
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	015-249-875

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT.14, PLAN NWP83584, PART NE 1/4, SEC. 9 TWP 8, NWLD
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 17'10	Main	Storage	9'3 x 12'11	Above	Bedroom	12'6 x 12'9
Main	Dining Room	12'4 x 12'0	Above	Primary Bedroom	18'5 x 19'2	Above	Walk-In Closet	7'10 x 10'5
Main	Kitchen	14'6 x 12'5	Above	Bedroom	12'7 x 17'5			
Main	Eating Area	9'0 x 6'9						
Main	Family Room	18'0 x 12'7						
Main	Den	10'1 x 12'8						
Main	Foyer	12'2 x 4'7						

Finished Floor (Main):	1,537 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,271 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,808 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,808 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Large, well maintained 2 storey, Country Heritage style home on quiet street in family oriented neighbourhood. This home features a traditional layout on main floor with good sized living and dining room areas, large kitchen with eating area, cozy family room with fireplace and den and central A/C. Upstairs you will find huge primary bedroom with ensuite, walk in closets and 2 more good sized bedrooms. Centrally located to all levels of schools, shopping and transit.