

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1987
Frontage (ft):	73.00	Bathrooms:	4	Age:	37
Lot Area (sq.ft.):	7,101.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,459.98
Rear Yard Exp:	Southeast			For Tax Year:	2024
View:	Yes			P.I.D.:	004-650-387

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - 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,Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mountain, golf course, valley

Mgmt. Company:

Complex / Subdiv: Hazelwood Grove

Services Connected: Electricity,Natural Gas

Legal: LOT 26 SECTION 24 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 72334

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'2	Main	Foyer	9'5 x 4'8	Above	Bedroom	10'10 x 10'2
Main	Dining Room	14'10 x 12'	Above	Primary Bedroom	14'5 x 13'2	Above	Bedroom	13'8 x 11'6
Main	Kitchen	18'1 x 12'9	Above	Walk-In Closet	6'9 x 6'2	Above	Bedroom	10'6 x 10'
Main	Eating Area	9'6 x 7'7				Bsmt	Living Room	13'2 x 12'6
Main	Family Room	16'4 x 13'2				Bsmt	Kitchen	12'2 x 11'5
Main	Office	10'3 x 8'4				Bsmt	Dining Room	12'2 x 11'7
Main	Laundry	9'11 x 8'						

Finished Floor (Main):	1,446 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,108 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,416 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,970 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft					
Grand Total:	3,970 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Hazelwood Grove. Stunning 2 Storey + basement home on a 7101 Sq.Ft View lot on one of the nicest streets in Fleetwood. This home boasts just under 4000 Sq.Ft of luxury living featuring 4 bedrooms up + a 2 bedroom Legal suite in the basement. The main level has a great layout: living/dining room, large kitchen with island, family room + office. Tons of updates including a new roof, new furnace & heat pump (A/C), new hot water tank & brand new windows & trims. Large driveway with an oversized 583 Sq.Ft garage. Tons of large windows give amazing natural light on all levels. The suite is great for family or a mortgage helper, boasting separate laundry, a gas fireplace & its own furnace. Unreal curb appeal, manicured yard front & back, large sun deck with very private hedged back yard!