

Depth/Size (ft):	91.85	Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):	77.10	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	7,104.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,466.51
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	018-437-460

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

View:	Yes : MTNS FROM 2ND FLOOR
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3 SECTION 24 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN LMP12300
Amenities:	Air Cond./Central
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 18'6	Above	Primary Bedroom	15'11 x 15'11
Main	Living Room	19'2 x 12'10	Above	Bedroom	16' x 11'5
Main	Dining Room	13'11 x 11'6	Above	Bedroom	10'10 x 15'
Main	Kitchen	13'9 x 9'1	Above	Laundry	9'7 x 9'5
Main	Eating Area	11'1 x 12'2			
Main	Family Room	14'2 x 12'2			
Main	Den	12'10 x 8'5			

Finished Floor (Main):	1,375 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,202 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	2,577 sqft	Crawl/Bsmt Height:	4'0			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,577 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	No Restriction -			

Welcome to Fraser Heights and this beautiful, well maintained family home featuring 2577 sqft, 3 bedrooms plus Den and 3 bathrooms. Enter into a vaulted ceiling foyer with a grand staircase to the second floor. This spacious home boasts an abundance of natural light, several upgrades (including central air-conditioning) and ample storage in the double garage and 4' crawl space and detached storage shed. This home is great for entertaining, as the kitchen has an attached and open family room with access to your private covered patio. Large bedrooms ALL with walk-in closets. Spacious master ensuite has a separate shower stall and soaker tub for your relaxation. Beautifully renovated in 2019. Close to parks, schools and shopping!