

Depth/Size (ft):	170	Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	38.00	Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	7,470.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,407.48
Rear Yard Exp:	Northeast			For Tax Year:	2024
View:	No			P.I.D.:	017-421-225

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Open
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:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt, Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Murrayville
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 20 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP1036
Amenities:	Air Cond./Central, Swirlpool/Hot Tub
Site Influences:	Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Storage Shed, Vacuum - Built In, Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'	Above	Primary Bedroom	18'2 x 14'1
Main	Dining Room	18'11 x 11'	Above	Bedroom	9'10 x 12'2
Main	Kitchen	14'9 x 14'8	Above	Bedroom	9'8 x 10'1
Main	Eating Area	8'3 x 18'2			
Main	Bedroom	10'1 x 10'			
Main	Laundry	10'8 x 9'2			
Main	Foyer	4'10 x 4'7			

Finished Floor (Main):	1,327 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	820 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,147 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,147 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Curb appeal at it's finest. Located on a quiet cul-de-sac, in the highly sought after family neighbourhood of Upper Murrayville. This 2147 sq.ft. 2 storey, 4 bedroom, 3 bathroom home is nestled on a 7,470 sq.ft. meticulous landscaped park-like lot. Improvements are high quality & endless, they include pex plumbing, thermal windows, custom kitchen, flooring, lighting, custom closet organizers, window coverings, bathrooms, paint throughout, high end fiberglass roof, H/W tank, high efficiency furnace, central air conditioner, hot tub & upgraded electrical to 200 amps. Private fully fenced back yard comes complete with spectacular manicured landscaping, a HUGE patio & gas hookup for your Bbq. Steps away from shopping, transportation, library, recreation centre, elementary school & parks.