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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1996 |
| Frontage (ft): | 68.00 | Bathrooms: | 3 | Age: | 28 |
| Lot Area: (sq.ft.) | 7,581.00 | Full Baths: | 3 | Zoning: | R-1C |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$7,005.24 |
| Rear Yard Exp: | Southeast | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 018-769-608 |

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|-------------------------|-------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow w/Loft | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Stucco | 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 | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Tile - Concrete | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile,Carpet | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv: Greenwood Estates

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 3, PLAN LMP16410, PART NE1/4, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|-------------|
| Main | Living Room | 16'2 x 13'2 | Main | Laundry | 16' x 5'5 |
| Main | Kitchen | 12'10 x 9'10 | Above | Bedroom | 21'1 x 13'3 |
| Main | Dining Room | 13'2 x 10'11 | Above | Den | 12'2 x 13'8 |
| Main | Family Room | 16'8 x 12'7 | Above | Storage | 14'5 x 18'3 |
| Main | Eating Area | 19'1 x 9'2 | | | |
| Main | Primary Bedroom | 13'4 x 11'8 | | | |
| Main | Bedroom | 16' x 11'11 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,082 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 562 sqft | # Of Kitchens: | 1 | Main | 5 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 5 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 3 | No |
| Finished Floor (Total): | 2,644 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 2,644 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

RANCHER ALERT!! Spacious rancher with loft offers 2644 SF, 3 bedrooms, 3 full baths with large primary bedroom & luxury ensuite with jacuzzi soaker on main floor. Loft is complete with 1 bedroom with ensuite & an open den area, perfect for your office and guests! Features include vaulted ceilings, 2 fireplaces, ceramics, parquet hardwood, new plush carpets, central AC & irrigation system. Double French doors open to a stunning private patio/yard with natural gas hook up, several garden areas, mature landscaping and lots of room for the tramp & swings. Located on a 7580 SF yard, in the heart of Greenwood Estates, Walnut Grove's best location! Walk to Gordon Greenwood Elementary and WG Secondary! Call your Realtor to arrange your private showing now!