

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	4	Age:	38
Lot Area: (sq.ft.)	4,063.00	Full Baths:	3	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,313.15
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	003-943-828

Style of Home:	2 Storey w/Bsmt.,4 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Concrete,Hardwood,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	Boundary Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 235, PLAN NWP71585, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Greenbelt,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Drapes/Window Coverings,Free Stand F/P or Wdstove,Microwave,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'11	Above	Primary Bedroom	13'6 x 13'0	Bsmt	Kitchen	15'7 x 10'11
Main	Living Room	17'8 x 12'10	Above	Walk-In Closet	6'11 x 5'3			
Main	Dining Room	10'7 x 6'6	Above	Bedroom	12'7 x 10'0			
Main	Kitchen	10'5 x 9'5	Above	Bedroom	10'0 x 9'11			
Main	Eating Area	12'4 x 9'2	Bsmt	Living Room	16'4 x 6'11			
Below	Family Room	20'3 x 13'6	Bsmt	Bedroom	19'8 x 13'0			
Below	Laundry	10'4 x 7'7	Bsmt	Bedroom	16'1 x 8'11			

Finished Floor (Main):	1,190 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	658 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	1,095 sqft	# Of Levels:	4	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Licensed Suite	Below	2	No
Finished Floor (Total):	2,943 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,943 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to Boundary Park, Surrey's best kept secret! This lovely home has room for the whole family. The main floor features an entire entertaining space with open concept kitchen that is unique in this era of home with stainless steel appliances and separate pantry. The lower family room is ideal for busy kids with adjacent powder room and is complete with a cozy fireplace for chilly days. The basement is a fresh and updated space for the in laws with it's own separate entrance and easy access to the garden. Top this all off with serene views of the park that offers a changing landscape all year round. Make this your forever home!