

<b>Depth/Size (ft):</b>	91.96	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	55.31	<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	5,135.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,354.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	017-470-722

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 100 SECTION 14 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN LMP1259

**Amenities:**

**Site Influences:** Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'7 x 11'	Above	Bedroom	10'7 x 10'3
Main	Living Room	15'4 x 15'4	Above	Bedroom	12'4 x 10'8
Main	Kitchen	18'8 x 10'6	Above	Bedroom	13'3 x 13'2
Main	Family Room	13'2 x 14'3	Above	Walk-In Closet	7'7 x 6'7
Main	Foyer	13'2 x 7'7			
Main	Laundry	8'10 x 8'2			
Above	Primary Bedroom	14'10 x 14'2			

<b>Finished Floor (Main):</b>	1,245 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,169 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,414 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,414 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Fully renovated 2 story 4 bedroom 3 bathroom like brand new home in the heart of Fraser Heights. It is steps away from Fraser Heights Secondary, Erma Elementary schools, bus stops, Village mall and all! Updates including Kitchen, Bathrooms, Roof, appliances, furnace, windows, floor and everything! It is even newer than a Brand new house and ready to move in. The bright living and dining area that boasts vaulted ceilings, creating an inviting atmosphere. The spacious kitchen provides ample room for culinary endeavors, while the family room opens to a covered patio. Flat and spacious backyard is quiet, like a private garden. Call now!