

<b>Depth/Size (ft):</b>	109	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	4	<b>Age:</b>	20
<b>Lot Area: (sq.ft.)</b>	6,663.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,912.82
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	025-806-351

<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>	Front
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2, BLOCK 5N, PLAN BCP8550, SECTION 15, RANGE 1W, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 13'3	Main	Bedroom	15'2 x 9'8	Above	Bedroom	13'6 x 9'11
Main	Dining Room	11'10 x 8'4	Above	Primary Bedroom	17'9 x 14'5	Above	Bedroom	12'1 x 10'3
Main	Kitchen	14'1 x 11'6	Above	Bedroom	14'8 x 10'5			
Main	Wok Kitchen	7'5 x 4'10						
Main	Eating Area	13'1 x 10'1						
Main	Family Room	16'4 x 14'5						
Main	Den	12'1 x 8'10						

<b>Finished Floor (Main):</b>	1,660 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,244 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	2,904 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,904 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

OPEN HOUSE this SATURDAY OCT.19 from 2-4 pm. Fraser Heights! This spacious and modern two storey shows like new! Open and bright main floor with high ceilings, crown moldings, gorgeous chandeliers, a massive chef's kitchen with island plus a spice kitchen, 2 gas fireplaces, oversized windows plus much more. Also on this level is a convenient office, as well a 5th bedroom and three piece washroom. So convenient! Upstairs are four bedrooms and three washrooms, with the primary featuring a spa-like ensuite with a soak tub and separate shower. In the fenced backyard is a huge concrete patio that is large enough for the kids to ride their bikes or play basketball. This is a stylish and sophisticated home ideal for the growing family! Call today for a viewing.