

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1983
Frontage (ft):	21.70	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	6,085.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,762.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	002-712-482

Style of Home:	2 Storey,Split Entry	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Mountain

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 129, PLAN NWP61285, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Workshop Detached

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

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Other - See Remarks,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 3'11	Main	Bedroom	10'0 x 8'11
Main	Living Room	17'3 x 15'0	Main	Bedroom	8'10 x 9'11
Main	Dining Room	11'0 x 10'3	Below	Bedroom	16'6 x 10'11
Main	Kitchen	13'5 x 9'11	Below	Walk-In Closet	8'2 x 11'0
Main	Patio	13'4 x 15'4	Below	Laundry	8'1 x 10'7
Main	Patio	30'2 x 12'8	Below	Other	19'1 x 23'1
Main	Primary Bedroom	11'11 x 11'8			

Finished Floor (Main):	1,155 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	597 sqft	Suite:		Below	2	No
Finished Floor (Total):	1,752 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,752 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to the highly sought-after neighbourhood of WALNUT GROVE! This stunning well kept home offers 3beds up and 2.5baths with the option to make the downstairs a full pre-plumbed plus the 4 bedroom. A Spacious living area on main with custom wood burning fireplace. A bright kitchen/dining with custom built ins for ample storage. Which leads out to your oversized covered back balcony, perfect for BBQs and outdoor living all year round with hot tub. Downstairs includes an additional bdrm or rec room, providing space for work and leisure whatever your needs may be. The large driveway offers ample parking, including space for an RV! Centrally located, walk. dist. to James Kennedy & WGSS, golf courses, shopping and great for the commuter in the family close to Hwy 1/Golden Ears Bridge/Hwy 17