

Depth/Size (ft):	111	Bedrooms:	4	Approx. Year Built:	1978
Frontage (ft):	65.00	Bathrooms:	3	Age:	46
Lot Area: (sq.ft.)	7,216.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,509.68
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	004-994-558

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 131, PLAN NWP52303, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Intercom,Security - Roughed In,Smoke Alarm,Vacuum - Roughed In,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 15'4	Below	Family Room	20'4 x 12'10	Above	Office	8' x 13'2
Main	Dining Room	14'8 x 10'	Below	Laundry	10'5 x 7'2	Above	Bedroom	10'5 x 12'
Main	Kitchen	9'11 x 10'	Below	Utility	6'11 x 7'2	Above	Bedroom	10'5 x 13'8
Main	Eating Area	9'5 x 10'	Above	Primary Bedroom	16'1 x 12'10	Above	Bedroom	10'5 x 10'2
Main	Foyer	8'1 x 5'5	Above	Walk-In Closet	4'11 x 6'			
Below	Dining Room	9'3 x 12'10						

Finished Floor (Main):	893 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,066 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	592 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,551 sqft	Crawl/Bsmt Height:	4'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,551 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to Sunny South Surrey! This charming 3-level split offers 4 beds, 3 baths & spacious 7,216 sq. ft. lot. The grand east-facing liv rm boasts 10-ft vaulted wood plank ceiling, fir-to-ceiling windows & modern stone F/P w/ cozy insert. Sliding drs off kitch & fam rm lead to west-facing sundeck & patio. The sizeable primary bedrm features ensuite, walk-in closet & connected flex rm. Updates include engineered hardwd flring, fresh paint, bathrm/laundry flr tile, newer Samsung W/D, 2017 furnace, 2024 water tank. Fully fenced backyard w/ paver fire pit area, large 2-car garage w/ space for 4 more cars or RV in front drive, & walking distnc to Elem/Sec schools, shops, parks, pool, tennis, beach, church & amenities. Rezoned to R3 w/ 6-dwelling potential! OPEN HOUSE Fri 4-6PM, Sat & Sun 2-4PM