

Depth/Size (ft):	147	Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):	74.00	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	10,010.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,849.45
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	017-388-325

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 9 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP402
Amenities:	Air Cond./Central,Green House,Pool; Outdoor
Site Influences:	Central Location,Golf Course Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Pantry,Storage Shed,Swimming Pool Equip.,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty, Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 12'11	Above	Bedroom	11'3 x 11'7
Main	Dining Room	12'11 x 11'5	Above	Bedroom	9'1 x 12'7
Main	Kitchen	10' x 12'7	Above	Bedroom	11'3 x 11'7
Main	Nook	7' x 6'			
Main	Family Room	12'7 x 15'3			
Main	Den	9'9 x 11'			
Above	Primary Bedroom	12'7 x 14'3			

Finished Floor (Main):	1,306 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	959 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,265 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,265 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Murrayville classic on a 10,000 sq ft lot. 4 bedrooms plus den, sunken living room with bay window and vaulted ceiling. White kitchen with granite counters, pantry, eating area and open to the sunken family room. Huge backyard with salt water 12 x 36 lap pool, Cherry, plum, fig trees and grape vines. New H20 tank, roof just 4 years old, built in vac and AC. 2 gas f/p, Full crawl space for plenty of extra storage. Double garage and loads of parking. Bring your renovation ideas to make this your forever home.