

Depth/Size (ft):	123	Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):	77.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	9,583.20	Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,521.04
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	017-978-343

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 15, PLAN LMP7176, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'	Abv Main 2	Bedroom	9'9 x 9'7
Main	Kitchen	12'3 x 11'9	Abv Main 2	Games Room	21'4 x 1'9
Main	Dining Room	10'5 x 10'2	Abv Main 2	Bedroom	10'6 x 9'10
Main	Family Room	15'11 x 11'11	Abv Main 2	Walk-In Closet	7'6 x 5'10
Main	Foyer	6'4 x 6'2			
Abv Main 2	Primary Bedroom	15'9 x 11'9			
Abv Main 2	Bedroom	12'11 x 9'3			

Finished Floor (Main):	1,051 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,231 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Abv Main 2	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Abv Main 2	4	No
Finished Floor (Total):	2,282 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,282 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This home shows pride of ownership. Located in Sardis Park on .22ac lot. You will feel welcome as soon as you enter the home. The living room and dining room are spacious and have ample windows for natural light. Your kitchen offers an island for meal preparations, ample counter space and cabinets. Adjacent to the kitchen is the family room a great place to sit and watch a movie or read a good book. Upstairs you have 4 bedrooms as well as a large Games room perfect, for the children to play or a craft room. Large master bedroom with walk-in closet and ensuite. You will enjoy the private fully hedged back yard, room for the avid gardener, as well as the children to play and the pets to run. You will note the great rubberized driveway. RV parking Close to schools , restaurants and shopping.