

Depth/Size (ft):	IRREG	Bedrooms:	6	Approx. Year Built:	1984
Frontage (ft):	51.00	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	5,246.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,627.65
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	002-323-591

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
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:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View: Yes : GREENBELT/TREES

Mgmt. Company:

Complex / Subdiv: WALNUT GROVE

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

Legal: LOT 381, PLAN NWP65661, PART E1/2, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Security System,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'3 x 5'5	Above	Walk-In Closet	10'2 x 4'10
Main	Family Room	15'10 x 9'9	Above	Bedroom	13'4 x 8'2
Main	Kitchen	12'4 x 12'1	Above	Bedroom	13'4 x 8'4
Main	Dining Room	13'3 x 14'4	Above	Bedroom	13'2 x 11'3
Main	Living Room	13'4 x 14'3	Above	Bedroom	11'7 x 11'3
Main	Laundry	11'11 x 7'8	Above	Bedroom	11'7 x 9'9
Above	Primary Bedroom	13'5 x 12'2			

Finished Floor (Main):	1,015 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,291 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):	2,306 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,306 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

WELCOME HOME to this 6 bedroom home backing onto Munday Creek GREENBELT. This home has lots of space for kids, students or home office(s), a welcoming layout with cozy gas fireplace in the living room, easy access to a fenced backyard featuring hot tub, and a unique upstairs with vaulted ceilings giving the rooms a large, airy feel to them. Hardwood bamboo floors throughout, this home has many upgrades including new windows, a new laundry room, wired for EV charger, tankless hot water, AC, balcony off the primary bedroom and steam shower in primary ensuite plus additional soundproofing between living room and upper bedrooms. An addition in 2019 to the upstairs was completed with permits. Located within walking distance to WGSS, James Kennedy Elementary, shopping & transit. Call today!