

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):	30.50	Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	2,708.00	Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,432.93
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	019-079-699

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 121, PLAN LMP19957, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 14'0	Above	Walk-In Closet	6'0 x 5'0
Main	Dining Room	13'0 x 8'8	Above	Bedroom	19'4 x 10'0
Main	Kitchen	10'0 x 9'8	Above	Bedroom	9'10 x 10'7
Main	Eating Area	10'0 x 7'7	Bsmt	Bedroom	14'0 x 10'0
Main	Family Room	10'0 x 7'7	Bsmt	Family Room	14'10 x 14'0
Above	Primary Bedroom	16'0 x 12'6	Bsmt	Laundry	8'0 x 6'0

Finished Floor (Main):	841 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	688 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	816 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,345 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,345 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome Home to this well-maintained family perfect 4 bedroom home - ideally located just steps from Hillcrest Elementary! The main floor boasts beautiful hardwood flooring and a bright, functional layout. You will love the huge, bright primary retreat with walk-in closet and generous en-suite. Upstairs you will find two more bedrooms and an additional bathroom. The basement offers extra space for the family for a theatre or rec room as well as additional bedroom with full bath. Well maintained home including brand new hot water tank, new furnace in 2014 and new roof in 2014. This is a great family home in the perfect location to walk your kids to school or to the awesome park. You will love living here, book your private viewing today.