



#### LOCAL SCHOOLS

ElementaryK - 7 Gibson Elementary 11451 90 Ave (604) 594-7588

- C-7 Devon Gardens Elementary 8884 Russell Drive
- gh School 8-12 Delview Secondary 9111 116 St (604) 594-5491

#### MAIN COMPONENTS

Main flr ceiling height 8' Basement height 8' Suite / separate entry / legal No, but zoning allows one. Wiring Copper Plumbing Copper\* Gas shut off At meter Water shut off In closet of bdrm in bsmt. Windows D-Glazed vinyl Attic Location light/ladder Bdrm up. No light/ladder. Crawl space-light/ladder No crawl. ((1.1.1)) Alarm-owned or leased No Alarm. Age of home 47 Roof age 18 Roof type Asphalt shingle Age furnace Origini Furnace serviced Yearly '16 Age hot water tank 6 Latent defect No Fireplace # 2 N Gas. Living room up & down. Fireplace serviced 2016 Accessories/roughed in None. BI/RI vacuum No BI/RI security No

## • Appliances GE Cafe SS in kitchen. 5-burner g/g UPSTAIRS oven. Fridge has water/ice. Lot size 65x103x110x101 Total lot sq ft 7,955 Zoning RM-1 (Duplex) BASEMENT Easements No Room for a pool or shop? Yes Septic/sewer Sewer Septic cleaned N/A Well/city water City Well was tested N/A Vehicle access to backyard? Y, off neighbour's driveway. Above sheds<u>1 tin</u> light <u>No</u> Workshop No 220 N/A Other OTHER View No GARAGE: water / greenbelt / protected Mail delivery Door Garbage Day Wed Other Hot tub. 2 Ceiling fans. Task lighting, Hunter Douglas blinds. KITCHEN TV Included!!! RV G line for bbg. Marble FP. 9' sland w/elec. Garburator

### **ROOM DIMENSIONS**

21'9 x 13'2 Living Room 18'3 x 10'11 Kitchen/Eating Area 10'3 x 12'8 Bedroom 10'4 x 11'4 Bedroom 4 pc Bathroom

15'3 x 12'9 Rec Room 12'8 x 10'10 Bedroom 10'2 x 10'8 Bedroom 21' x 10'10 Laundry room 3 pc Bathroom

## SQUARE FOOTAGE

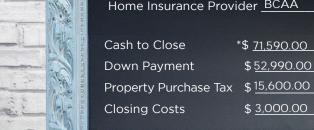
Total 2,040 Main loor 1,020 Basement 1,020

Bathrooms <sup>3</sup> pc down 4 pc up, slate tub surround.

# **PARKING**

Door Height Carport Size 1-car Driveway 2-car tandem Parking 3 total Extra parking

Other Room for 2 on street



Home Insurance Provider BCAA \*\$ 71,590.00 \$52,990.00

\$ 3,000.00

Gross Taxes 2,915.00

#### PERSONAL

Why are the owners selling? Move closer to grandchildren Years Resided? 16 Original Purchase Price? \$224,000 Neighbors:\_Ret couple one side, new home const other. Fam with Univ students 2 houses over, kids of all ages all over the neighbourhood.

