



Stainless fridge, stove, microwave and dishwasher



Master bedrooms has a private deck

404 Bruneau Place, Aldergrove

\$524,900.00

4 1.5



Large rec room on main floor, could be used as a 4th bedroom



Patio doors off the dining room lead to patio, great for BBQ's



Vaulted ceiling with ledgestone fireplace



East exposed fully fenced yard



Located on a quiet street with ample parking



Call Jodi for more information
604-833-JODI (5634)

Top 1% Fraser Valley Real Estate Board*

* 0.7-1.7% 2008-2016 not intended to solicit homes already listed for sale.



- 9 MINUTE WALK**
K-5 Shortreed Community Elementary School
27330 28 Ave, Aldergrove
- 5 MINUTE DRIVE**
6-8 Betty Gilbert Middle School
26845 27 Ave, Aldergrove
- 5 MINUTE DRIVE**
9-12 Aldergrove Community Secondary School
26850 29 Ave, Aldergrove

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#worksmartplayhardbekind








LOCAL SCHOOLS

Elementary K-5 Shortreed Community ELEMENTARY School, 27330 28 Ave
 Middle 6-8 Betty Gilbert Middle School, 26845 27 Ave
 French Immersion Belmont Elementary French Immersion 20390 40th Avenue
 High School 9-12 Aldergrove Community Secondary School, 26850 29 Ave



MAIN COMPONENTS

Main flr ceiling height 8'
 Basement height na
 Suite / separate entry / legal n/a
 Wiring Copper
 Plumbing Copper
 Gas shut off N/A
 Water shut off
 Entry way closet in box
 Windows DGV
 Attic location light/ladder
 Hall closet upstairs
 Crawl space-light/ladder
 No
 Alarm-owned or leased
 n/a
 Age of home 39
 Roof age 7
 Roof type Asphalt
 Age furnace n/a
 Furnace serviced n/a
 Age hot water tank 11yrs
 Latent defect -
 Fireplace # 1 - Wood
 Fireplace serviced -
 Accessories/roughed in
 BI/RI vacuum n/a
 BI/RI security n/a

Appliances INGLIS W/D

FRIDGE-KITCHEN AID
 STOVE, D/W-FIRGIDARE

Lot size

Total lot sq ft 2,500.00

Zoning SFD

Easements Yes

Room for a pool or shop?
n/a

Septic/sewer n/a

Septic cleaned n/a

Well/city water City

Well was tested n/a

Vehicle access to backyard?

No access

sheds n/a light n/a

Workshop n/a 220 n/a



ROOM DIMENSIONS

MAIN:
 Living Room 11' X 17'
 Kitchen 9 X 10'
 Dining Room 9' X 12'
 Rec room 10' X 19'
 Entry Closet: 4'7 x 4'3
 Laundry: 7'1 x 5'3

ABOVE:
 Master Bedroom 10' X 12'
 Bedroom 9' X 12'
 Bedroom 8' X 11'
 Storage Room 5' X 2'

SQUARE FOOTAGE

Total 1,530 sq.

Main floor 880 sq.

Above 650 sq.

Basement n/a


Other

Bathrooms

Main 2 pieces

Above 4 pieces

OTHER

View No
 water / greenbelt / protected
 Mail delivery Com Box
 Garbage Day Tuesday
 Other

PARKING



GARAGE:
 Door Height n/a
 Size n/a
 Driveway -
 Parking 2 in front of home
 Extra parking Road
 RV n/a
 Other

Gross Taxes 2,769.00

Tax Assessment \$399,100.00

Avg. Electric/Mo. \$110.00

Avg. Gas/Mo. n/a



FINANCIAL

Home Insurance Provider BCAA

Cost per Year \$1,414.00

Cash to Close *\$ 38,990.00

**Mortgage PMT \$ 2,340.61

Down Payment \$ 27,490.00

**Net Taxes \$ 185.00/mo as Pr

Property Purchase Tax \$ 8,500.00

Total/Month **\$ 2,525.61

Closing Costs \$ 3,000.00

i% 2.59 and term 5yr terr, 25 Amo

Combined
 Income to
 Qualify:
\$ 98,123.00

PERSONAL

Why are the owners selling?
-Investment sale

Years Resided? -

Original Purchase Price?
\$356,000.00

Neighbors:
Friendly helpful neighbors

Wonderful starter family home in Aldergrove! This two level offers spacious coat closet, expansive rec room or 4th bedroom down, laundry and power room combo on main plus living room with vaulted ceilings and a functional kitchen with bamboo counter tops, stainless steel appliances and pot lights. Dining room opens up to your backyard, great for summer BBQ's. Fully fenced east exposed backyard with wooden deck and new sod. Upstairs you'll find 3 bedrooms and lots of closets and a renovated bathroom with private deck off the master bedroom. Rich espresso flooring and modern decor throughout. QUICK possession OK. Walk to Safeway, coffee shops, schools and bus are a block away.

A great place to call HOME !



BUS

Closest bus stop is
0.2KM

21 Aldergrove
 connector

503 Aldergrove/Surrey
 connector



*The information provided while deemed to be correct, is not guaranteed. Please check all information prior to subject removal.