

# 2961 145A Street

## Lot:

- 12,066 sq. ft. western exposed lot
- 90.91 ft. frontage x 111.21 ft. depth

## Exterior:

- 2008 - Cedar roof
- 2011 - Exterior paint
- 2013 - Concrete back patio
- 2013 - Driveway and walkways
- 2013 - Footings and drainage replaced
- 2015 - Cedar fence
- Triple garage
- Concrete slab

## Interior Features:

- 2011 - Interior paint
- 2013 - hardwood floors
- 2013 - kitchen granite counter tops
- 2013 - carpet on upper level
- 2013 - upper level bathroom sinks and fixtures
- 2013 - Lennox furnace and hot water tank
- Baseboards and moldings
- Sunken formal living room with gas fireplace
- Kitchen: timeless European laminate cabinets, black appliances include; Kenmore 4 burner flat top electric stove, Kenmore fridge, Whirlpool dishwasher, stainless steel Panasonic microwave
- Family Room: gas fire place
- Laundry Room: Kenmore washer and dryer, large sink and cabinets

- Master Bedroom: balcony overlooks garden, walk in closet, 5-Piece Ensuite: double sinks, shower, soaker tub and water closet
- Games room: private stairway to garage and backyard
- Built-in security system
- Built-in vacuum system

**Final Occupancy:** February 22, 1990

**Form Survey:** June 1, 1989

**Gross Taxes 2015:** \$6,327.46

**Main Floor:** 1,683 sq. ft.

**Upper Floor:** 1,988 sq. ft.

**Totals Floor Area:** 3,671 sq. ft.

## Neighborhood Schools:

Semiahmoo Trail Elementary: 3040 145A Street

Semiahmoo Secondary: 1785 148 Street

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map. House size taken from building plans. Buyer to verify, if important prior removing conditions.



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