

Depth/Size (ft):	80	Bedrooms:	6	Approx. Year Built:	2019
Frontage (ft):	48.58	Bathrooms:	5	Age:	5
Lot Area:		Full Baths:	4	Zoning:	R3
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$4,002.44
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	030-689-783

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT B, PLAN EPP87751, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 15'6	Main	Living Room	11' x 15'6	Above	Walk-In Closet	6'4 x 4'2
Main	Dining Room	11' x 15'	Main	Pantry	3' x 10'10	Below	Foyer	12' x 6'
Main	Great Room	17' x 15'	Main	Storage	8'6 x 2'10	Below	Office	12' x 10'
Main	Office	8' x 8'7	Above	Loft	7'2 x 16'2	Below	Kitchen	13'6 x 9'
Main	Laundry	7'2 x 8'7	Above	Bedroom	13'5 x 10'3	Below	Dining Room	10'2 x 10'
Main	Primary Bedroom	15'5 x 13'7	Above	Bedroom	12'5 x 11'3	Below	Living Room	13'6 x 11'
Main	Walk-In Closet	7' x 10'4	Above	Primary Bedroom	13'5 x 14'	Below	Bedroom	10'2 x 10'

Finished Floor (Main):	1,516 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	988 sqft	# Of Kitchens:	2	Above	5	No
Finished Floor (Below):	1,039 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	5	Yes
Finished Floor (Total):	3,543 sqft	Crawl/Bsmt Height:		Main	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	4	No
Grand Total:	3,543 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Absolutely stunning! "BUILDERS OWN HOME". Very high end with no expense spared. This home boasts 2 master bedrooms with full spacious ensuites, 17.4 ft. ceiling in great room with high end vinyl plank flooring, massive windows, custom fireplace and a dream kitchen with large island and solid surface counter tops. This 6 bedroom 5 bathroom home has a 2nd living room with fireplace and is perfect for a larger family.