

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):	23.46	Bathrooms:	3	Age:	5
Lot Area: (Acres)	4.67	Full Baths:	2	Zoning:	R-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,334.66
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	028-849-001

Style of Home:	Reverse 2 Storey w/Bsmt	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Triple,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Propane Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains, Farm, Nature, Trees
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	LOT A, PLAN EPP20116, SECTION 15, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Treed
Features:	Air Conditioning,Dishwasher,Garage Door Opener,Jetted Bathtub,Oven - Built In,Pantry,Range Top,Refrigerator,Security System,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Keller Williams Elite Realty, Keller Williams Elite Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'0 x 12'2	Above	Primary Bedroom	15'6 x 17'3	Below	Family Room	15'11 x 19'5
Main	Dining Room	16' x 13'5	Above	Walk-In Closet	11'3 x 6'8	Below	Flex Room	10'5 x 10'9
Main	Living Room	17'4 x 21'2	Above	Bedroom	12'10 x 16'4	Below	Storage	11'6 x 12'7
Main	Office	12'1 x 12'9	Above	Walk-In Closet	4'11 x 5'3	Below	Storage	11'8 x 4'11
Main	Foyer	9'10 x 11'4	Above	Bedroom	12'1 x 15'0	Below	Storage	11'8 x 9'1
Main	Butlers Pantry	7'1 x 4'5	Above	Walk-In Closet	8'6 x 5'6			
Main	Laundry	15'6 x 8'6	Below	Recreation Room	31'1 x 15'9			

Finished Floor (Main):	1,716 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,360 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	81 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	3,157 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Unfinished			
Grand Total:	3,157 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

You will find attention to detail & quality craftsmanship all rolled into this well thought out East Mission Executive Home! There is a place for everything in this 3 BDRM 2 storey w/BSMT 4914 sqft home with a spectacular open floor design that makes for easy comfortable living. The unfinished 1714 sqft bsmt is set-up for a 3 bdrm suite w/private entry. A/C, on demand HW, 5" maple hardwood flooring, heated tile floors, granite counters, marble backsplash & craftsman style moldings. Top of the line fixtures, lighting & appl. GOURMET KITCHEN has large island & a show stopping gorgeous BUTLERS PANTRY w/wine fridge. Fenced, Security Gate with ample area to park your RV + more. Quiet & private living on 5 acres, close to sanctuary, dyke & the lake all within walking distance to your home!