

Depth/Size (ft):	115	Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	135.15	Bathrooms:	5	Age:	21
Lot Area: (sq.ft.)	15,197.25	Full Baths:	4	Zoning:	RA-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$29,178.50
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	013-557-742

Style of Home:	3 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1&4, BLOCK 8, PLAN VAP2647, DISTRICT LOT 194, NEW WESTMINSTER LAND DISTRICT, EXC W 7' & E 10' NOW HWYS

Amenities: Barn,Garden,Pool; Outdoor,Swirlpool/Hot Tub

Site Influences: Golf Course Nearby,Paved Road,Private Setting,Private Yard,Rural Setting,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Security System,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'9 x 8'3	Main	Living Room	15'4 x 14'8	Abv Main 2	Primary Bedroom	17'3 x 11'
Main	Office	12'10 x 10'3	Main	Dining Room	14'8 x 8'	Abv Main 2	Walk-In Closet	7'7 x 5'6
Main	Media Room	12'10 x 10'3	Main	Other	19' x 11'11	Above	Playroom	19'7 x 12'7
Main	Mud Room	10'4 x 7'3	Above	Bedroom	12'11 x 12'6			
Main	Kitchen	15'4 x 12'8	Above	Bedroom	12'9 x 12'6			
Main	Eating Area	13'3 x 11'1	Above	Bedroom	11'3 x 10'3			
Main	Family Room	12' x 10'2	Above	Den	11'4 x 7'			

Finished Floor (Main):	1,830 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,298 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Abv Main 2	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,610 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	325 sqft	Basement:	None	Above	3	Yes
Grand Total:	3,935 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautifully renovated Southlands home perched on a corner lot with outdoor pool and hot tub. This gorgeous home has 3 levels of living space boasting a main floor with soaring exposed beam vaulted ceilings over living areas that open to a sunny private backyard - perfect for poolside entertaining and family fun! 4 bedrooms on the upper floors - 3 bedrooms on 2nd floor with ensuite bathrooms (2 with decks) and the entire top floor featuring a master suite with large spa, fireplace and relaxing deck with views of the mountains and surrounding countryside. Extras include poolhouse for home gym, office or teenager hangout, finished playroom attic space for the little ones, and huge outdoor yard area previously used as a paddock for the horses! OPEN SAT JAN 6 2-4PM.