

Depth/Size (ft):	IRR	Bedrooms:	6	Approx. Year Built:	2015
Frontage (ft):	30.00	Bathrooms:	5	Age:	9
Lot Area: (sq.ft.)	10,017.00	Full Baths:	4	Zoning:	RS
Flood Plain:		Half Baths:	1	Gross Taxes:	\$10,342.52
Rear Yard Exp:	Southeast			For Tax Year:	2023
View:	No			P.I.D.:	028-745-965

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:	Full	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,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 7, PLAN BCP49867, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Cul-de-Sac
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 5'9	Above	Walk-In Closet	10'5 x 6'11	Below	Media Room	16'11 x 16'6
Main	Living Room	17'11 x 17'6	Above	Walk-In Closet	8'0 x 4'8	Below	Bedroom	12'1 x 11'5
Main	Dining Room	14'8 x 12'3	Above	Bedroom	12'4 x 11'4			
Main	Kitchen	16'8 x 14'1	Above	Bedroom	10'11 x 8'5			
Main	Eating Area	11'1 x 8'8	Above	Bedroom	12'6 x 11'7			
Main	Bedroom	12'5 x 10'9	Above	Laundry	8'6 x 6'0			
Above	Primary Bedroom	17'6 x 15'0	Below	Games Room	22'9 x 14'7			

Finished Floor (Main):	1,587 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,625 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,226 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	4,438 sqft	Crawl/Bsmt Height:		Above	5	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	4,438 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Experience luxury living at its finest with this immaculate Private Family Home situated on a spacious 10,017 sqft lot. Boasting 5 bedrooms, 5 bathrooms, and a fully finished basement, this exceptional floor plan offers ample space for families of any size. The main floor features high ceilings, hardwood floors, granite countertops, and s/s appliances – perfect for entertaining. Step outside to your very own resort-like oasis, complete with a sun-soaked backyard and hot tub. Need more storage space? No problem! A 2-car garage, a separate concrete bunker/garage, and a large driveway provide ample parking and storage. Meticulously cared for with air conditioning throughout, this home is centrally located near schools, shopping, and more. Don't miss out on this gem - it truly has it all!