

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	6	Age:	8
Lot Area: (sq.ft.)	16,379.00	Full Baths:	5	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$9,661.63
Rear Yard Exp:		Maint. Fee:	200.00	For Tax Year:	2022
View:	Yes			P.I.D.:	028-284-933

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View: Yes : Mountain & Valley Views

Mgmt. Company:

Complex / Subdiv: GRANT HILL ESTATES

Services Connected: Community,Electricity,Natural Gas,Storm Sewer

Legal: STRATA LOT 104, PLAN EPS234, SECTION 11, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Elevator,In Suite Laundry,Storage

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Sprinkler - Fire,Vaulted Ceiling,Wet Bar,Wine Cooler

Bylaw Restrict: Pets Allowed

Listing Broker(s): Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 17'6	Main	Walk-In Closet	15'10 x 10'6	Above	Bedroom	13'5 x 13'
Main	Family Room	16'3 x 13'2	Main	Patio	68' x 15'6	Above	Walk-In Closet	9' x 4'3
Main	Bar Room	15'6 x 15'5	Main	Foyer	14'5 x 13'	Above	Patio	15'5 x 8'2
Main	Kitchen	13'5 x 11'	Main	Laundry	15'1 x 9'2	Below	Kitchen	15'4 x 12'5
Main	Pantry	10' x 5'7	Above	Games Room	20'2 x 16'2	Below	Living Room	15'4 x 9'
Main	Dining Room	16' x 10'	Above	Bedroom	16'5 x 12'9	Below	Bedroom	13'9 x 10'2
Main	Primary Bedroom	21'3 x 16'6	Above	Walk-In Closet	5'4 x 5'	Below	Bedroom	13' x 10'7

Finished Floor (Main):	2,703 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,250 sqft	# Of Kitchens:	2	Main	7	Yes
Finished Floor (Below):	3,417 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	7,370 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft			Below	4	No
Grand Total:	7,370 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	3	No
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

A ONE-OF-A-KIND DREAM HOME Entering the very exclusive neighbourhood of Grant Hill Estates is this 7,400 sqft FULL CUSTOM-BUILT home, designed for entertainer's & car enthusiast's. Enjoy the sun drenched mountain view's on this 1200 sqft tiled patio. Every aspect of the home screams quality craftsmanship & high-end Deluxe finishings. The highlight of the home is its car elevator in the triple car garage, transporting vehicles down to the spectacular 1500sqft vehicle showroom.The residence emanates grandeur in every respect. From the 7 piece SPA-LIKE bath spa, w/t 16x10 walk-in closet, to the hand crafted Italian stonework throughout the interior. Other features are the state of the art appliances, a wine cellar, full restaurant style bar, full gym & a self-contained in-law suite.