

<b>Depth/Size (ft):</b>	114.81(1.25AC)	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>	44.98	<b>Bathrooms:</b>	6	<b>Age:</b>	6
<b>Lot Area: (Acres)</b>	1.25	<b>Full Baths:</b>	5	<b>Zoning:</b>	RA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$12,882.56
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-939-780

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Triple
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : City/Mountain/Valley view

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Septic,Water

**Legal:** LOT 3 SECTION 17 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP52613

**Amenities:** Air Cond./Central,In Suite Laundry,Pool; Outdoor

**Site Influences:** Private Setting

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Smoke Alarm,Sprinkler - Inground,Swimming Pool Equip.

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'2 x 11'4	Main	Pantry	8'5 x 7'4	Above	Bedroom	16'4 x 14'2
Main	Den	14'5 x 13'2	Main	Kitchen	16'1 x 19'5	Bsmt	Bedroom	16' x 18'
Main	Dining Room	15'4 x 13'2	Main	Eating Area	16'4 x 13'7	Bsmt	Storage	11'6 x 7'4
Main	Living Room	20'8 x 23'2	Main	Butlers Pantry	5'5 x 9'1	Bsmt	Recreation Room	21'1 x 21'8
Main	Bedroom	13'8 x 12'4	Above	Primary Bedroom	19' x 14'6	Bsmt	Media Room	23' x 16'
Main	Mud Room	8' x 10'	Above	Bedroom	15' x 12'6	Bsmt	Flex Room	12'7 x 11'2
Main	Laundry	8'8 x 8'	Above	Bedroom	14' x 14'4	Bsmt	Games Room	15' x 19'

<b>Finished Floor (Main):</b>	2,859 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,892 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	2,801 sqft	<b>Suite:</b>		Main	2	No
<b>Finished Floor (Total):</b>	7,552 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	7,552 sqft	<b>Beds In Bsmt:</b>	1 / 6			
		<b># Of Pets:</b>				

Welcome to the epitome of luxury living in South Surrey's prestigious neighborhood, nestled near the serene Redwood Park. This extraordinary designer's own home is a sprawling masterpiece spanning over 7552 sqft sits on a remarkable 1.25 acres of land. Soaring 22' ceilings and exquisite architectural details. Main level encompasses generous living spaces, dining area, a state-of-the-art gourmet kitchen. Tranquility and privacy, luxurious master bedrm with a spa-like ensuite bathrm, spacious walk-in closet. Additional well-appointed bedrms for loved ones. Lower level presents endless possibilities, with a versatile layout that can be tailored to your desires. A theatre, a gym, a wine cellar, or all of the above! Backyard oasis with salt water pool surround by hydrangeas! A perfect home!