

Depth/Size (ft):	166	Bedrooms:	8	Approx. Year Built:	2023
Frontage (ft):	83.00	Bathrooms:	8	Age:	1
Lot Area: (sq.ft.)	13,707.00	Full Baths:	7	Zoning:	RQ
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,666.99
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-488-421

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Other,Stone	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Carport & Garage
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Mixed,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : '
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 2, PLAN EPP111093, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security System,Storage Shed,Swimming Pool Equip.,Windows - Storm,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	London Pacific

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Patio	24'11 x 8'4	Below	Bedroom	10'9 x 12'1	Main	Patio	24'1 x 14'6
Below	Storage	30'1 x 16'7	Below	Storage	10' x 12'7	Main	Dining Room	13'6 x 16'2
Below	Family Room	18'1 x 14'5	Below	Bedroom	9'8 x 11'1	Main	Kitchen	10'7 x 20'7
Below	Living Room	15'3 x 20'6	Below	Gym	20'8 x 19'5	Main	Kitchen	10'1 x 8'9
Below	Dining Room	16'2 x 15'6	Below	Media Room	23'5 x 23'11	Main	Dining Room	17'4 x 11'1
Below	Bar Room	8'7 x 17'	Main	Bedroom	11'11 x 15'	Main	Office	15'9 x 12'7
Below	Bedroom	17'2 x 11'9	Main	Family Room	15'3 x 21'	Main	Foyer	9'8 x 10'5

Finished Floor (Main):	2,340 sqft	# Of Rooms:	27	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,123 sqft	# Of Kitchens:	2	Below	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	3,050 sqft	Suite:		Main	2	No
Finished Floor (Total):	7,513 sqft	Crawl/Bsmt Height:		Main	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Above	3	Yes
Grand Total:	7,513 sqft	Beds In Bsmt:	0 / 8	Above	3	Yes
		# Of Pets:		Above	3	Yes
				Above	4	Yes

Experience the pinnacle of luxury living in this meticulously designed 8 bedroom, 7.5 bathroom mansion. Situated on over a quarter acre of manicured grounds, this 8,000+ square foot residence seamlessly blends classic and contemporary design. A full-sized bar, a spice kitchen, a media room, and an indoor gym cater to both entertainment and wellness. Outdoors, an inviting full-sized pool, hot tub, and outdoor dining terrace with a built in BBQ create an ambiance of relaxation and sophistication. High-end luxury finished, Wolf appliances, and thoughtful details throughout epitomize opulence. This property presents a unique opportunity to indulge in an elevated lifestyle - a true masterpiece of refined living.