

Depth/Size (ft):	514.9(4.16AC)	Bedrooms:	5	Approx. Year Built:	2005
Frontage (ft):	479.33	Bathrooms:	5	Age:	19
Lot Area: (Acres)	4.16	Full Baths:	5	Zoning:	RU-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$9,450.07
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	006-715-575

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcnry(s) Patio(s) Dck(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Murrayville
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 11 SECTION 32 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 32357 MHR #019618 CSA #4521
Amenities:	Air Cond./Central,Garden,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Pantry,Vaulted Ceiling,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 14'	Main	Office	19' x 12'9	Above	Bedroom	14' x 13'5
Main	Dining Room	15'7 x 14'	Main	Office	12'5 x 11'9	Above	Bedroom	16'4 x 12'9
Main	Kitchen	15'9 x 15'7	Main	Laundry	11'11 x 8'5	Above	Bedroom	15'1 x 12'9
Main	Pantry	5'8 x 3'2	Main	Storage	9'4 x 3'2			
Main	Eating Area	9'10 x 8'11	Main	Foyer	18'3 x 13'1			
Main	Family Room	19'4 x 17'	Above	Primary Bedroom	24'8 x 16'6			
Main	Bedroom	13'7 x 12'9	Above	Walk-In Closet	10'10 x 9'8			

Finished Floor (Main):	2,466 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,047 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	No
Finished Floor (Total):	4,513 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	6	Yes
Grand Total:	4,513 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Rare Find! Private parklike 4.16 acre multi-generational estate. Amazing location - Minutes walk to shops & restaurants of Murrayville town centre. On city water & city sewer. Bonus - fantastic investment across the street from single family homes & Old Yale Park. Loads of parking for all your toys (zoning allows for 3 commercial vehicles). Two private driveways to 2 homes. Main home is custom-built 4513 sf 5 bedrm, 5 bathrm 2 level w/easy inlaw side suite. High ceilings & tons of natural light. Huge gourmet kitchen w/large island. 2 separate offices or extra bedrms on main. 4 bedrms & 3 bathrms up – master w/balcony, deluxe ensuite & his/hers walkin closet. Triple garage. 2nd home is a double wide 2 bedrm mobile w/own private yard & parking. Level & all usable. Excellent holding property.