

<b>Depth/Size (ft):</b>	1,284 feet	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>	168.00	<b>Bathrooms:</b>	6	<b>Age:</b>	20
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	A-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,029.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	011-149-311

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 20 - Covered: 7
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	7
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	4 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water

**Legal:** LOT 4, PLAN NWP5514, PART W1/2, SECTION 32, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Exercise Centre,Pool; Outdoor,Sauna/Steam Room,Workshop Detached

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 22'11	Above	Walk-In Closet	14'11 x 9'4	Bsmt	Recreation Room	30'5 x 22'5
Main	Kitchen	25'7 x 12'0	Above	Walk-In Closet	15'6 x 11'9	Bsmt	Office	11'9 x 11'2
Main	Family Room	17'9 x 24'0	Above	Bedroom	11'3 x 11'7	Bsmt	Storage	16'0 x 23'4
Main	Office	12'10 x 8'2	Above	Bedroom	11'3 x 11'7	Bsmt	Sauna	9'3 x 5'8
Main	Dining Room	13'7 x 22'11	Above	Bedroom	14'11 x 11'2	Bsmt	Storage	20'7 x 18'3
Main	Nook	23'7 x 11'5	Above	Bedroom	14'11 x 11'6	Bsmt	Storage	7'0 x 27'11
Above	Primary Bedroom	22'11 x 19'8	Bsmt	Office	17'5 x 11'8			

<b>Finished Floor (Main):</b>	3,507 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,345 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	2,976 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	8,828 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	No
<b>Unfinished Floor:</b>	684 sqft	<b>Basement:</b>	Fully Finished	Bsmt	4	No
<b>Grand Total:</b>	9,512 sqft	<b>Beds In Bsmt:</b>	0 / 5	Bsmt	3	No
		<b># Of Pets:</b>				

DEVELOPERS ALERT!! LOCATED NEAR HWY 1, HWY 15 & 96TH. 5 Acres in the desirable Port Kells location and located in future high density cluster zoning in the ANNIEDALE-TYNEHEAD NCP. Bill 44 could allow for higher density! Incredible 9,500+ square foot luxury estate with exquisite wood and beam accents contributing to its Whistler cabin design. The home features an open concept kitchen, natural light and an oversized primary bedroom with a double sided fireplace, his/her closets and a walkout balcony with views of the pastures. Not to mention, the property has several top end amenities including A OUTDOOR POOL, LARGE DETACHED WORKSHOP, SECOND DETACHED SHOP, TRIPLE CAR GARAGE, SAUNA ROOM AND EXCERSICE ROOM. Please associated documents for information on this incredible investment opportunity.