

Depth/Size (ft):	40 x 27	Bedrooms:	9	Approx. Year Built:	2021
Frontage (ft):	127.69	Bathrooms:	9	Age:	3
Lot Area: (sq.ft.)	10,789.00	Full Baths:	8	Zoning:	SFRZ
Flood Plain:		Half Baths:	1	Gross Taxes:	\$9,440.20
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-296-483

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco,Wood	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Radiant,Solar	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 103, PLAN NWP48682, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Fireplace Insert,Garage Door Opener,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'6"	Main	Wok Kitchen	12'10 x 13'10"	Above	Walk-In Closet	7'8 x 5'
Main	Dining Room	10'10 x 14'6"	Main	Foyer	6' x 10'	Above	Bedroom	17' x 13'
Main	Kitchen	17'10 x 14'	Above	Bedroom	15' x 17'	Above	Walk-In Closet	7'8 x 6'
Main	Family Room	17'10 x 16'6"	Above	Walk-In Closet	11' x 8'6"	Bsmt	Laundry	5'6 x 6'2"
Main	Bedroom	14'10 x 13'	Above	Bedroom	15'6 x 12'10"	Bsmt	Media Room	16'10 x 29'4"
Main	Walk-In Closet	6'4 x 5'6"	Above	Walk-In Closet	6'2 x 5'	Bsmt	Bar Room	6'8 x 8'6"
Main	Office	11' x 10'6"	Above	Bedroom	17' x 13'	Bsmt	Gym	24' x 14'8"

Finished Floor (Main):	2,970 sqft	# Of Rooms:	29	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,893 sqft	# Of Kitchens:	4	Main	2	No
Finished Floor (Below):	2,530 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	7,393 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Above	4	Yes
Grand Total:	7,393 sqft	Beds In Bsmt:	4 / 9	Above	4	No
		# Of Pets:		Bsmt	4	No
				Bsmt	4	No

Welcome to this luxury custom-built 2021 home located in west newton on 10,800 sqft lot. This stunning home has a fantastic floor plan. Above there are 4 BDRMS with own private baths.MSBRM has a huge covered patio. Open concept main floor includes a spacious exquisite kitchen and great size of WOK kitchen.Bedrm with wilco and office on main floor. Features include Air-conditioning, radiant heat, security system. Base level offers theater room, gym and wet bar to entertain family and friends.Bsmt also includes two 2-BDRM SUITES as mortgage helper. Close to W E Kinvg Elem. & Dr. F.D. Sinclair Elem. School and Princess Margaret Secondary School.Close to all amenities. Solar energy heating panels to save hydro cost and electric car charging charger installed.