

<b>Depth/Size (ft):</b>	125	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	72.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	8,988.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,966.69
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-494-162

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Aluminum,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MT BAKER
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer
<b>Legal:</b>	LOT 48 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 7'11	Above	Walk-In Closet	11' x 6'5	Below	Utility	14'2 x 3'8
Main	Living Room	20'4 x 19'9	Above	Other	11'8 x 10'6			
Main	Dining Room	14'4 x 13'11	Below	Recreation Room	15'10 x 10'8			
Main	Kitchen	19'10 x 8'11	Below	Bedroom	9'11 x 11'10			
Main	Eating Area	9'3 x 9'3	Below	Bedroom	9'9 x 12'2			
Main	Pantry	10'1 x 5'2	Below	Family Room	12'7 x 16'8			
Above	Primary Bedroom	10'0 x 15'1	Below	Laundry	15'10 x 8'9			

<b>Finished Floor (Main):</b>	1,321 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	558 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,207 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	3,086 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,086 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

This extensively renovated West Coast-style home combines beauty with practicality. Its design emphasizes function & various standout features. The vaulted ceilings and large windows, flood the interior with natural light. The integration of a 19th-century French marble mantel, lighting from the NY Waldorf Astoria adds an elegant touch of style & beauty. A Chef's Kitchen and expansive walk-through pantry offer dining options in both the eat-in area and the full-size dining room. The private primary suite is a luxurious retreat, boasting an oversized ensuite, a spacious walk-in closet, and a private deck. Outside, the property features 491 sq. ft. of private balconies and stunning gardens that showcase a captivating "bridge" entrance with a large private backyard. See walk thru Video