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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 88 | Bedrooms: | 8 | Approx. Year Built: | 2023 |
| Frontage (ft): | 82.00 | Bathrooms: | 8 | Age: | 1 |
| Lot Area: (sq.ft.) | 7,212.00 | Full Baths: | 7 | Zoning: | R-1D |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$3,541.38 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 031-353-789 |

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|-------------------------|---------------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed,Stone,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 3 - Fuel: Electric,Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Hot Water,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Storm Sewer,Water |
| Legal: | LOT 13, PLAN EPP108289, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LANDDISTRICT |
| Amenities: | |
| Site Influences: | Central Location,Golf Course Nearby,Private Yard,Recreation Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Macdonald Realty (Delta) |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|-------------|-------|----------------|--------------|
| Main | Foyer | 7'8 x 9'11 | Main | Wok Kitchen | 12'10 x 6'8 | Above | Bedroom | 13'1 x 14' |
| Main | Living Room | 11'11 x 13'6 | Main | Bedroom | 13'4 x 12'3 | Above | Walk-In Closet | 5' x 6'8 |
| Main | Dining Room | 9'7 x 12' | Main | Mud Room | 11'6 x 5' | Above | Bedroom | 13'11 x 12'5 |
| Main | Den | 10' x 11' | Above | Primary Bedroom | 17'7 x 17'5 | Above | Walk-In Closet | 7'8 x 3'9 |
| Main | Family Room | 21'7 x 15' | Above | Walk-In Closet | 9'11 x 11' | Above | Laundry | 9'10 x 5' |
| Main | Nook | 18'4 x 10' | Above | Bedroom | 13'3 x 14' | Bsmt | Living Room | 10'1 x 16'1 |
| Main | Kitchen | 17'11 x 15' | Above | Walk-In Closet | 5' x 7' | Bsmt | Kitchen | 9'8 x 9'8 |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,852 sqft | # Of Rooms: | 25 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,731 sqft | # Of Kitchens: | 3 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 1,780 sqft | Suite: | Legal Suite | Above | 5 | Yes |
| Finished Floor (Total): | 5,363 sqft | Crawl/Bsmt Height: | | Above | 4 | Yes |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | Above | 4 | Yes |
| Grand Total: | 5,363 sqft | Beds In Bsmt: | 3 / 8 | Bsmt | 4 | No |
| | | # Of Pets: | | Bsmt | 4 | No |

EXPERIENCE ULTIMATE LUXURY - NOT YOUR EVERYDAY HOME CUSTOM BUILT -- MOVE-IN READY. Welcome to this stunning brand new custom home that introduces a life of luxury you've always dreamed of. With 8 Bedrooms and 8 Bathrooms (all ENSUITES upstairs), this STANDOUT home is suited to meet the entire family's needs so you can relax in the open concept plan. This home also uniquely accommodates a 2 bedroom legal suite + recreation room with full bath, so you can enjoy your living with ease! Opportune location. This home has it all - don't miss this chance! A MUST SEE!!! Open house this Sunday, April 28, from 2 PM to 4 PM.