

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2015
Frontage (ft):	78.00	Bathrooms:	7	Age:	9
Lot Area: (sq.ft.)	10,001.00	Full Baths:	6	Zoning:	R1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$11,259.61
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	007-084-960

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
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:	Natural Gas,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:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 195, PLAN NWP34460, DISTRICT LOT 58, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Sutton Group - Vancouver First Realty, Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'5 x 9'10	Main	Bedroom	15'1 x 9'8	Above	Bedroom	12'6 x 11'11
Main	Eating Area	18'6 x 8'1	Main	Office	10'11 x 9'0	Above	Walk-In Closet	10'11 x 5'11
Main	Dining Room	15'7 x 10'1	Main	Workshop	17'10 x 9'10	Above	Den	8'8 x 8'0
Main	Living Room	15'10 x 11'5	Main	Laundry	15'3 x 7'11	Below	Games Room	23'4 x 12'3
Main	Great Room	16'3 x 12'5	Above	Primary Bedroom	16'1 x 15'5	Below	Living Room	20'1 x 10'3
Main	Foyer	11'10 x 6'4	Above	Bedroom	15'10 x 12'6	Below	Kitchen	10'2 x 9'0
Main	Games Room	19'10 x 12'0	Above	Bedroom	15'8 x 11'10	Below	Foyer	6'6 x 4'7

Finished Floor (Main):	2,231 sqft	# Of Rooms:	26	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,785 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	2,072 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	6,088 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	Full	Above	4	No
Grand Total:	6,088 sqft	Beds In Bsmt:	0 / 8	Below	4	No
		# Of Pets:		Below	5	No

Discover Burnaby North's gem at 8260 Manson Drive, located in the highly sought-after Government Rd area. This exceptional Westcoast contemporary home sits on over a 10,000sqft lot bright south-facing rear backyard, offering the perfect blend of natural light from the east and west sides. Ideal for hosting/entertaining and growing your family. Highlights - spacious driveway, 3 car enclosed garages, a custom pergola with a brick firewood-burning oven, hot tub, and a putting green. The spacious upstairs includes 4 bdrms with ensuites, the open main with an office, workshop, and a full ensuite guest bdrm. The basement boasts a spacious 2-bdrm suite, rec/media room, and a nanny quarters. Fine details throughout must see to appreciate.