

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2011
Frontage (ft):	30.00	Bathrooms:	7	Age:	13
Lot Area: (Acres)	1.70	Full Baths:	6	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,934.68
Rear Yard Exp:	East	Maint. Fee:	250.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-568-110

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Concrete,Fibre Cement Board,Stone	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	1 - Total Units in Strata: 1
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Hillside
Mgmt. Company:	Owner run
Complex / Subdiv:	Sunset Ridge
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	STRATA LOT 9, PLAN BCS1688, SECTION 20, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Cul-de-Sac,Gated Complex,Greenbelt,Private Setting,Private Yard,Recreation Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Oven - Built In,Pantry,Security System,Sprinkler - Fire,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 11'8	Main	Walk-In Closet	6'7 x 9'0	Above	Walk-In Closet	7'3 x 4'7
Main	Family Room	15'5 x 19'4	Above	Games Room	15'5 x 18'2	Above	Bedroom	11'8 x 12'9
Main	Living Room	18'10 x 17'4	Above	Primary Bedroom	22'6 x 14'5	Above	Walk-In Closet	6'2 x 5'1
Main	Dining Room	16'9 x 15'7	Above	Walk-In Closet	12'2 x 8'5	Below	Foyer	8'4 x 11'0
Main	Kitchen	16'9 x 11'2	Above	Bedroom	14'3 x 12'0	Below	Utility	9'5 x 7'10
Main	Laundry	8'8 x 7'1	Above	Laundry	5'0 x 8'5	Below	Dining Room	15'4 x 6'6
Main	Primary Bedroom	15'5 x 16'0	Above	Bedroom	14'2 x 12'0	Below	Kitchen	17'4 x 9'5

Finished Floor (Main):	2,190 sqft	# Of Rooms:	27	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,306 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	2,060 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	6,556 sqft	Basement:	Full, Fully Finished, Separate Entry	Below	5	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100	Above	5	Yes
Grand Total:	6,556 sqft	# Of Pets:		Above	4	No
				Above	5	Yes

Welcome to Sunset Ridge in Anmore, a gated, private road community - views, ultimate privacy oasis, nature, trails, Buntzen lake - the epitome of relaxed living w/ access to the city. This quality, Custom designed dream home has room for the largest of families w/ 6556sqft, 7 beds/7 baths including a massive, legal, 1900+ sqft ground level suite for extended family or income. Amazing great room design along w/ formal living. The huge showroom kitchen and covered patio is an entertainer's dream. Large Master bdrm on the main and even larger Master bdrm above, both w/WIC and spa like en-suite. Laundry rooms on all three floors. Tons of parking, super private backyard backing on to Anmore creek for the most tranquil experience. Must be viewed to appreciate, book your private showing!