

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2014
Frontage (ft):	50.00	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	6,910.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,551.31
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-207-762

Style of Home:	3 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP34984, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Elevator,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Kitchen	12'0 x 10'2	Below	Bedroom	13'6 x 11'0	Main	Kitchen	16'10 x 11'4
Bsmt	Dining Room	9'7 x 9'1	Below	Bedroom	11'0 x 9'6	Main	Walk-In Closet	9'5 x 8'0
Bsmt	Living Room	17'8 x 10'0	Below	Storage	19'9 x 10'5	Main	Primary Bedroom	15'6 x 14'7
Bsmt	Bedroom	12'11 x 10'11	Main	Bedroom	19'0 x 13'0	Main	Laundry	10'0 x 7'6
Bsmt	Bedroom	12'11 x 12'2	Main	Bedroom	11'6 x 10'11	Main	Storage	4'10 x 4'6
Bsmt	Laundry	5'11 x 5'5	Main	Living Room	18'11 x 16'7	Above	Games Room	27'4 x 23'5
Below	Foyer	11'1 x 8'2	Main	Dining Room	14'5 x 14'1	Above	Family Room	16'0 x 14'0

Finished Floor (Main):	2,231 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	786 sqft	# Of Kitchens:	2	Bsmt	4	No
Finished Floor (Below):	960 sqft	# Of Levels:	4	Main	4	Yes
Finished Floor (Bsmt):	550 sqft	Suite:	Legal Suite	Main	5	Yes
Finished Floor (Total):	4,527 sqft	Crawl/Bsmt Height:		Main	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	4,527 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

Exceptional 7 Bed, 4 Bath Custom Home showcases unrivaled craftsmanship & meticulous attention to detail. The expansive living room features a stunning fireplace and ample natural light. The open-concept design flows into a chef's kitchen with bright white cabinets, a gorgeous backsplash, and stainless steel appliances, including a gas stove. The main floor includes a spacious primary bedroom w/ huge walk-in closet & a impressive ensuite, along w/ two additional bedrooms. Upstairs reveals a vast games room & family room, while the lower level offers a grand foyer, two more bedrooms, storage, & a garage. Designed with wheelchair accessibility, the home includes an ELEVATOR! Legal 2-bed, 1-bath suite w/ a fully equipped kitchen. Two expansive patios enhance the entertaining space. Must-see!