

|                    |          |             |   |                     |             |
|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft):   |          | Bedrooms:   | 7 | Approx. Year Built: | 2023        |
| Frontage (ft):     | 55.31    | Bathrooms:  | 7 | Age:                | 1           |
| Lot Area: (sq.ft.) | 6,863.00 | Full Baths: | 6 | Zoning:             | CD-5        |
| Flood Plain:       | No       | Half Baths: | 1 | Gross Taxes:        | \$3,703.35  |
| Rear Yard Exp:     |          |             |   | For Tax Year:       | 2023        |
| View:              | Yes      |             |   | P.I.D.:             | 031-208-819 |

|                  |                                       |                  |  |
|------------------|---------------------------------------|------------------|--|
| Style of Home:   | 3 Storey w/Bsmt                       | Parking:         | Total: 6 - Covered: 2                                |
| Construction:    | Concrete,Frame - Wood                 | Covered Parking: | 2  |
| Exterior:        | Mixed,Stone,Wood                      | Parking Access:  | Front  |
| Foundation:      |                                       | Parking:         | Add. Parking Avail.,Garage; Double,RV Parking Avail. |
| Rain Screen:     | Full                                  | Locker:          |  |
| Renovations:     |                                       | Units in Dev:    |  |
| # of Fireplaces: | 2 - Fuel: Electric,Natural Gas        | Distance to:     |  |
| Water Supply:    | City/Municipal                        | Title to Land:   | Freehold NonStrata                                   |
| Fuel/Heating:    | Electric,Forced Air,Natural Gas       | Property Disc:   | No   |
| Outdoor Area:    | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental:      |  |
| Type of Roof:    | Asphalt,Metal                         | Fixtures Leased: | No   |
| Floor Finish:    | Hardwood,Tile                         | Fixtures Rmvd:   | No   |

|                     |  |
|---------------------|--|
| View:               | Yes : Mtn/City & Treed Greenbelt   |
| Mgmt. Company:      |  |
| Complex / Subdiv:   |  |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water   |
| Legal:              | LOT 16, PLAN EPP85961, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT   |
| Amenities:          | Air Cond./Central,Guest Suite,In Suite Laundry   |
| Site Influences:    | Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby  |
| Features:           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Wet Bar |
| Bylaw Restrict:     |  |
| Listing Broker(s):  | Homelife Advantage Realty (Central Valley) Ltd.  |

| Floor | Type        | Dimensions   | Floor | Type            | Dimensions  | Floor | Type            | Dimensions   |
|-------|-------------|--------------|-------|-----------------|-------------|-------|-----------------|--------------|
| Main  | Living Room | 18' x 12'2   | Main  | Mud Room        | 11' x 4'10  | Below | Recreation Room | 16'10 x 24'7 |
| Main  | Dining Room | 18' x 10'    | Main  | Storage         | 5'6 x 4'10  | Below | Gym             | 12'6 x 10'9  |
| Main  | Family Room | 17' x 19'    | Above | Primary Bedroom | 19'2 x 15'2 | Bsmt  | Living Room     | 15'4 x 11'   |
| Main  | Nook        | 13'8 x 12'   | Above | Bedroom         | 16'2 x 12'4 | Bsmt  | Kitchen         | 13' x 6'     |
| Main  | Kitchen     | 13'2 x 17'2  | Above | Bedroom         | 14' x 12'4  | Bsmt  | Bedroom         | 11'6 x 13'   |
| Main  | Wok Kitchen | 7'4 x 6'6    | Above | Bedroom         | 13' x 13'   | Bsmt  | Bedroom         | 12'6 x 10'9  |
| Main  | Bedroom     | 10'8 x 12'10 | Above | Laundry         | 7' x 7'6    |       |                 |              |

|                         |            |                    |                         |                |             |          |
|-------------------------|------------|--------------------|-------------------------|----------------|-------------|----------|
| Finished Floor (Main):  | 1,818 sqft | # Of Rooms:        | 20                      | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,546 sqft | # Of Kitchens:     | 3                       | Main           | 2           | No       |
| Finished Floor (Below): | 1,741 sqft | # Of Levels:       | 3                       | Main           | 3           | Yes      |
| Finished Floor (Bsmt):  | 0 sqft     | Suite:             | Legal Suite             | Above          | 4           | Yes      |
| Finished Floor (Total): | 5,105 sqft | Crawl/Bsmt Height: |                         | Above          | 3           | Yes      |
| Unfinished Floor:       | 0 sqft     |                    | Full,Fully              | Above          | 3           | Yes      |
| Grand Total:            | 5,105 sqft | Basement:          | Finished,Separate Entry | Below          | 3           | No       |
|                         |            | Beds In Bsmt:      | 2 / 7                   | Bsmt           | 3           | No       |
|                         |            | # Of Pets:         |                         |                |             |          |

Welcome to The Prestigious Crimson Ridge Neighbourhood this contemporary/modern custom built home is truly one of a kind. Located on a private cul-de-sac there will never be homes behind or in-front of you, unobstructed City/Greenbelt/Mountain views all around you. The Home offers Engineered hardwood throughout all 3 levels 5Bedrooms w/ walk-in closets & en-suites, formal living & diningroom, Massive 20ft ceiling familyroom w/ 5ft gas fireplace, lots of natural lighting opening up to your Chef's Kitchen w/ Custom Cabinetry throughout w/ a Massive Island, wok kitchen, quality appliances, & 2 gas stoves. Walkout basement w/ Huge Recroom w/ wet bar, gym or 6th bedroom & full washroom. Equipped w/ SecuritySystem/SoundSystems. Tons of Parking, 2 Bedroom legal suite w/ separate entry & laundry.