

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.