

<b>Depth/Size (ft):</b>	659.00	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	30.00	<b>Bathrooms:</b>	5	<b>Age:</b>	8
<b>Lot Area: (Acres)</b>	1.49	<b>Full Baths:</b>	4	<b>Zoning:</b>	SR-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$11,862.87
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	029-823-790

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 20 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Salmon River

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** LOT 1, PLAN EPP57568, SECTION 34, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub

**Site Influences:** Central Location,Golf Course Nearby,Private Yard,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Vaulted Ceiling,Wine Cooler

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'0 x 18'2	Main	Bedroom	12'1 x 12'5	Above	Bedroom	11'2 x 18'6
Main	Kitchen	15'4 x 11'1	Main	Laundry	7'10 x 6'6	Above	Family Room	15'4 x 14'3
Main	Dining Room	13'0 x 13'2	Main	Storage	11'9 x 6'7	Below	Games Room	14'11 x 27'8
Main	Den	11'11 x 12'5	Main	Storage	11'9 x 25'11	Below	Family Room	22'5 x 17'6
Main	Foyer	10'9 x 7'2	Above	Bedroom	17'2 x 19'9	Below	Utility	16'6 x 10'2
Main	Primary Bedroom	15'4 x 19'1	Above	Bedroom	12'2 x 15'8	Below	Family Room	13'0 x 12'6
Main	Walk-In Closet	8'3 x 9'5	Above	Walk-In Closet	12'2 x 3'8	Below	Kitchen	9'5 x 14'3

<b>Finished Floor (Main):</b>	2,449 sqft	<b># Of Rooms:</b>	24	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,526 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	2,456 sqft	<b># Of Levels:</b>	3	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	5	No
<b>Finished Floor (Total):</b>	6,431 sqft	<b>Crawl/Bsmt Height:</b>		Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full	Below	4	No
<b>Grand Total:</b>	6,431 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Custom built luxury dream home in Salmon River, first time on the market! Over 6,000 sq ft, perfectly designed for a large family and entertaining. Step through the grand 8 ft front door, and fall in love with the 17 ft ceilings and 12 ft nano doors that open to the backyard and pool. Formal dining room features a dual fireplace and veneer brick. Two bedrooms on main floor, with the option for a 3rd. Upper floor has 3 bedrooms plus loft. 16" of space, soundbar & double drywall between bright above ground legal suite and rec room. 600 amp service at road, w/ 400 to house. In ground pool plus hot tub, and heated outdoor seating area with fireplace. Plans for detached shop available, power and septic already in place. Panhandle lot set back off 248 for added privacy. Call today.