

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	8	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	6,100.00	<b>Full Baths:</b>	8	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$13,385.20
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	010-819-142

<b>Style of Home:</b>	2 Storey w/Bsmt.,Laneway House	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<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>	Natural Gas,Radiant	<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,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 6, BLOCK 538, PLAN VAP6964, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Lane Access,Private Yard,Recreation Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Wet Bar

**Bylaw Restrict:**

**Listing Broker(s):** Renanza Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'1 x 8'9	Above	Primary Bedroom	16'3 x 13'0	Below	Kitchen	15'3 x 7'5
Main	Living Room	22'5 x 13'4	Above	Walk-In Closet	8'4 x 5'10	Below	Media Room	15'2 x 29'8
Main	Dining Room	7'9 x 13'10	Above	Bedroom	11'3 x 10'5	Below	Bedroom	11'3 x 12'
Main	Family Room	15'11 x 13'1	Above	Bedroom	10'8 x 10'6	Below	Storage	5'9 x 4'11
Main	Kitchen	15'11 x 17'10	Above	Walk-In Closet	4'8 x 7'7	Below	Storage	4'9 x 8'7
Main	Wok Kitchen	11'5 x 8'4	Above	Bedroom	10'4 x 10'1	Below	Gym	8'11 x 12'5
Main	Office	8'11 x 13'1	Above	Walk-In Closet	4'8 x 3'8	Abv Main 2	Bedroom	10'11 x 9'6

<b>Finished Floor (Main):</b>	1,483 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,255 sqft	<b># Of Kitchens:</b>	3	Main	3	Yes
<b>Finished Floor (Below):</b>	1,511 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	4,249 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full	Above	3	Yes
<b>Grand Total:</b>	4,249 sqft	<b>Beds In Bsmt:</b>	0 / 7	Below	3	Yes
		<b># Of Pets:</b>		Below	3	No
				Abv Main 2	3	No

Brand New 7 Bed/8 Bath luxury home in the heart of Arbutus on the VanWestSide.This home totalling 4,929sqft of living space,boats 12ft ceilings on the main level & 10ft ceilings on upper & lower levels.This modern yet traditional residence features;Miele appliance package,spice kitchen,A/C,radiant heat throughout,Navien on-demand hot water system,theatre/games room,wet bar & a large sun-drenched patio in the backyard w gas hookups for BBQ & fire pit,smart home entertainment system complete w lighting,cameras,heating & music control.This property includes a detached 2 bed/1 bath with A/C-laneway home for visitors.Additional features include 2 car garage, electric blinds & dual natural gas fireplaces on the main.2-5-10 warranty included. Showings by appointment.