

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

Style of Home:	2 Storey w/Bsmt.,Laneway House	Parking:	Total: 4 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

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., 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

Finished Floor (Main):	1,483 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,255 sqft	# Of Kitchens:	3	Main	3	Yes
Finished Floor (Below):	1,511 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	4,249 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full	Above	3	Yes
Grand Total:	4,249 sqft	Beds In Bsmt:	0 / 7	Below	3	Yes
		# Of Pets:		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.