

Depth/Size (ft):	147.64	Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	291.99	Bathrooms:	7	Age:	9
Lot Area: (sq.ft.)	40,075.00	Full Baths:	6	Zoning:	RA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$19,661.91
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	017-843-961

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stone,Stucco,Wood	Parking Access:	
Foundation:		Parking:	Garage; Triple
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:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: ELGIN CHANTRELL

Services Connected: Electricity,Water

Legal: LOT 2, PLAN LMP5233, SECTION 20, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security System,Sprinkler - Inground

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'3 x 8'10	Main	Eating Area	12'1 x 15'9	Main	Storage	8'9 x 5'2
Main	Living Room	21'8 x 19'4	Main	Family Room	15'10 x 16'0	Main	Utility	3'4 x 6'11
Main	Games Room	17'6 x 15'7	Main	Laundry	8'6 x 6'11	Main	Conservatory	18'10 x 26'6
Main	Dining Room	18'10 x 21'5	Main	Bedroom	10'2 x 10'9	Above	Den	22'8 x 10'2
Main	Kitchen	27'5 x 14'6	Main	Media Room	13'3 x 15'11	Above	Primary Bedroom	22'2 x 17'8
Main	Wok Kitchen	7'10 x 9'8	Main	Bar Room	12'8 x 13'4	Above	Walk-In Closet	6'11 x 6'2
Main	Pantry	10'2 x 7'9	Main	Storage	8'9 x 5'2	Above	Walk-In Closet	22'2 x 7'4

Finished Floor (Main):	4,751 sqft	# Of Rooms:	26	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,788 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	7,539 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	5	Yes
Grand Total:	7,539 sqft	Beds In Bsmt:	0 / 5	Above	4	Yes
		# Of Pets:		Above	4	Yes

Exclusive custom home in the Elgin area this home is located in a cul-de-sac in an area of LUXURY estates. Grand foyer + staircase lead into this exceptional home, entertainment grand living/dining area with built in bar, gourmet kitchen (S/steel appliances-Viking/Sub-zero)+ wok/spice kitchen, adjacent family room and spacious sundrenched conservatory for year round views of the delightful gardens. Five bedrooms in total (ensuite) seven bathrooms this thoughtful design features a movie theatre and guest suite on the main floor-ideal for entertaining or cozy nights at home! Stunning primary bedroom with luxurious ensuite+French Doors to a huge private deck. 7539 sq.ft.living space, A/C, TRIPLE car garage, Koi pond, 0.92 acre lot! Covered outdoor patio with fireplace! Gated-by appt pls!