

Depth/Size (ft):	104.73	Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):	69.27	Bathrooms:	5	Age:	8
Lot Area: (sq.ft.)	7,070.19	Full Baths:	4	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,761.42
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-145-271

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Green belt and Local Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 120, PLAN BCP31276, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 15'8'	Below	Bedroom	12' x 13'1'	Bsmt	Living Room	17'1' x 11'7'
Main	Dining Room	17'3' x 11'1'	Below	Laundry	9'1' x 7'6'	Bsmt	Den	11' x 10'7'
Main	Kitchen	17'10 x 11'1'	Below	Media Room	20'11 x 19'6'	Bsmt	Kitchen	10'8' x 5'1'
Main	Primary Bedroom	19'1' x 15'2'	Bsmt	Bedroom	19'1' x 14'			
Main	Foyer	12'6' x 7'9'	Bsmt	Dining Room	11'1' x 10'9'			
Below	Bedroom	12'10 x 10'						

Finished Floor (Main):	1,815 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,280 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,127 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	4,222 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	4,222 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Nestled within the prestigious and elite neighborhood of Promontory, this captivating residence stands as a testament to refined living and absolute luxury.Promontory, renowned for as an elite neighborhood, characterized by spacious lots and upscale homes, offers a serene and secure environment.Upon entering the residence, the grandeur of the master bedroom on the main floor immediately captures attention, high ceilings ,Two spacious bedrooms are thoughtfully positioned offering a retreat-like ambiance away from the main living areas, inclusion of a soundproof media room, fully finished separate entry lower level unveils a self-contained living area featuring two bedrooms and two bathrooms. Seize the opportunity to experience the epitome of luxury living.Call to view