

Depth/Size (ft):	36.947	Bedrooms:	9	Approx. Year Built:	2023
Frontage (ft):	59.71	Bathrooms:	9	Age:	1
Lot Area: (sq.ft.)	7,258.00	Full Baths:	7	Zoning:	R1-D
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,117.00
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	031-353-827

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17 SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP108289
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 15'	Main	Mud Room	8'6 x 11'10	Above	Primary Bedroom	14'6 x 13'6
Main	Kitchen	14' x 16'	Main	Foyer	7'8 x 12'6	Above	Primary Bedroom	14'6 x 14'
Main	Wok Kitchen	7'2 x 13'8	Above	Primary Bedroom	19'6 x 17'6	Above	Loft	8'4 x 15'
Main	Dining Room	10'4 x 13'6	Above	Primary Bedroom	14'2 x 18'2	Above	Walk-In Closet	7'2 x 10'
Main	Family Room	22'6 x 17'6				Bsmt	Living Room	14' x 20'6
Main	Primary Bedroom	12' x 15'8				Bsmt	Bedroom	10'10 x 12'4
Main	Office	9'10 x 10'				Bsmt	Bedroom	10' x 10'8

Finished Floor (Main):	2,038 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,870 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	2,038 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft		Legal	Bsmt		No
Finished Floor (Total):	5,946 sqft	Suite:	Suite,Unauthorized Suite	Bsmt	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Main	3	Yes
Grand Total:	5,946 sqft	Basement:	Fully Finished,Separate Entry	Above	3	Yes
		Beds In Bsmt:	4 / 9	Bsmt	3	No
		# Of Pets:				

Brand new 3-level home in BROOKSWOOD with features found in much expensive homes: radiant hot water heat, high ceiling on Main & top floor. Main floor features bright and open foyer, living/dining rooms, designer kitchen, spice kitchen with top class appliances, family room, 2-pc bathroom. Master bedroom on main floor with full bathroom & separate office. Top floor has a huge master bedroom with 5-pc en-suite plus 3 other large size bedrooms and 3, 4-pc bathrooms, huge mud room on main floor. Basement has 2-bedroom legal suite along with two bedroom unauthorized suite. Full size media room for entertainment with 2-Pc washroom in the basement also. 2-5-10 new home warranty.