

Depth/Size (ft):	85	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	43.80	Bathrooms:	6	Age:	0
Lot Area: (sq.ft.)	3,822.00	Full Baths:	6	Zoning:	RF-12
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,443.15
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-496-411

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	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	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : Moutain and Ocean View

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 11, PLAN EPP68556, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT 030-496-411

Amenities:

Site Influences: Central Location,Paved Road,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 21'0	Above	Laundry	8'0 x 9'0
Main	Kitchen	12'0 x 13'0	Bsmt	Media Room	14'0 x 22'0
Main	Family Room	13'0 x 16'0	Bsmt	Gym	10'0 x 14'0
Main	Office	11'0 x 12'0	Bsmt	Kitchen	14' x 15'0
Above	Bedroom	13'0 x 13'0	Bsmt	Bedroom	10'0 x 10'0
Above	Bedroom	11'0 x 12'0	Bsmt	Bedroom	11'0 x 10'0
Above	Bedroom	12'0 x 14'0	Bsmt	Laundry	4' x 4'

Finished Floor (Main):	1,237 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,070 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	1,261 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	3,568 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	No
Grand Total:	3,568 sqft	Beds In Bsmt:	2 / 5	Bsmt	3	No
		# Of Pets:				

Proudly present this luxury home in Grandview Heights across from Edgewood Park! This stunning 3500+SF home showcases a bright & open layout with gourmet kitchen + spice kitchen, high end appliances, a grand living/dining area and a large family room perfect for entertainment. Upstairs featuring large master bed with spa-like ensuite and 2 additional ensuite beds with mountain/ocean view. Basement boasts a massive multimedia area, office/gym and a legal 2 bedrooms suite. Special features include engineer hardwood flooring, exquisite lighting, HVAC system, video camera, A/C and much more! Walking distance to aquatic center, new elementary, high school and is only minutes away from Morgan Crossing & Grandview Corners offering brand name shops & fine dining. Location Location Location!