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|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 2005 |
| Frontage (ft): | 55.00 | Bathrooms: | 4 | Age: | 19 |
| Lot Area: (sq.ft.) | 6,039.00 | Full Baths: | 4 | Zoning: | RF |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,469.51 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 026-053-055 |

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|------------------|---------------------------------------|------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed,Stone,Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | 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),Fenced Yard | PAD Rental: | |
| Type of Roof: | Tile - Concrete | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 7 SECTION 15 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN BCP13336

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Oven - Built In,Security System,Smoke Alarm,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|--------------|-------|----------------|------------|
| Main | Living Room | 13'10 x 11'5 | Main | Storage | 8'5 x 3'1 | Above | Walk-In Closet | 5'6 x 4'11 |
| Main | Office | 10'1 x 9'1 | Main | Laundry | 13'2 x 5'0 | Above | Walk-In Closet | 4'11 x 3'4 |
| Main | Dining Room | 15'5 x 10'0 | Above | Primary Bedroom | 17'0 x 15'1 | | | |
| Main | Family Room | 15'7 x 12'1 | Above | Bedroom | 10'10 x 12'7 | | | |
| Main | Eating Area | 8'3 x 12'1 | Above | Bedroom | 11'2 x 12'1 | | | |
| Main | Kitchen | 11'6 x 12'1 | Above | Bedroom | 11'6 x 12'2 | | | |
| Main | Wok Kitchen | 8'1 x 4'10 | Above | Walk-In Closet | 8'11 x 4'11 | | | |

| | | | | | | |
|-------------------------|------------|--------------------|-------|----------------|-------------|----------|
| Finished Floor (Main): | 1,338 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,302 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | Yes |
| Finished Floor (Total): | 2,640 sqft | Crawl/Bsmt Height: | | Above | 5 | No |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 2,640 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Luminous 6,040sf lot residence nestled in the heart of Fraser Heights with top-tier enhancements throughout. High end renovation with cutting-edge technology, this residence boasts an array of luxurious amenities. From state-of-the-art Alexa-enabled smart mirrors, digital showers, seamlessly integrated smart toilets and USB+USB-C outlets are every room. The fusion of elegance and innovation is unparalleled. Boasting four expansive bedrooms upstairs, four bathrooms, an expansive open kitchen, a supplementary wok kitchen, inviting family, living, and dining areas are graced with soaring 11-foot ceilings along with a versatile office. Every aspect of comfort and functionality has been carefully considered. Experience the sophistication!