

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

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! Open house Sat & Sun 2p-4p