

<b>Depth/Size (ft):</b>	185	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	188.00	<b>Bathrooms:</b>	6	<b>Age:</b>	8
<b>Lot Area: (sq.ft.)</b>	38,040.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$15,319.75
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-210-950

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Garage; Triple,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mt.Baker & greenspace

**Mgmt. Company:**

**Complex / Subdiv:** TOPHAM ESTATES

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

**Legal:** STRATA LOT 1, PLAN EPS4404, SECTION 30, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** None

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Security System,Vacuum - Built In

**Bylaw Restrict:** No Restrictions

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 17'11	Above	Primary Bedroom	14'1 x 15'11	Above	Walk-In Closet	4'0 x 4'10
Main	Kitchen	14'1 x 14'4	Above	Walk-In Closet	8'11 x 7'8	Above	Games Room	22'2 x 27'0
Main	Eating Area	14'1 x 12'4	Above	Bedroom	14'1 x 14'4	Above	Laundry	6'7 x 8'1
Main	Dining Room	13'10 x 15'3	Above	Walk-In Closet	4'8 x 7'8	Below	Living Room	14'1 x 9'9
Main	Den	14'1 x 11'11	Above	Bedroom	12'11 x 10'8	Below	Kitchen	14'1 x 8'11
Main	Mud Room	10'5 x 13'5	Above	Walk-In Closet	4'11 x 5'2			
			Above	Bedroom	15'2 x 11'1			

<b>Finished Floor (Main):</b>	1,812 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,158 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,722 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	3	Yes
<b>Finished Floor (Total):</b>	5,692 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Below	4	No
<b>Grand Total:</b>	5,692 sqft	<b>Beds In Bsmt:</b>	0 / 7	Below	4	No
		<b># Of Pets:</b>				

Incredibly built & designed, stunning " everything you could want" home in Topham Estates! Welcome to this 5692 sq ft executive home on a 38,000 sq ft lot in the perfect location~ zip around the corner to Fort Langley & Walnut Grove. Dream kitchen w/ Thermador appliance package inc gas range & double wall oven. Entertain easily w/ the large dining area, butlers & walk in pantry w/ an additional fridge! Step out to the covered deck & gaze out at the private, protected green space & mountain view! Up boasts 4 bdrms ~ all with bthrms, vaulted ceilings & walk in closets. Primary retreat has spa like ensuite & there is a games/flex space above the garage! Down incs a legal 2 bdrm suite & a rec & bdrm rm for personal use. Custom millwork & finishing is everywhere! This dream home could be yours!