

Depth/Size (ft):	126	Bedrooms:	5	Approx. Year Built:	2020
Frontage (ft):	30.00	Bathrooms:	5	Age:	4
Lot Area: (sq.ft.)	3,791.00	Full Baths:	4	Zoning:	RF-10
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,024.05
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	030-417-571

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6, PLAN EPP75728, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Golf Course Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Disposal - Waste,Drapes/Window Coverings,Fireplace Insert,Microwave,Oven - Built In,Range Top,Refrigerator
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 4'11	Above	Walk-In Closet	7'2 x 5'4	Bsmt	Kitchen	9'0 x 13'0
Main	Den	12'2 x 11'10	Above	Bedroom	12'10 x 10'7	Bsmt	Living Room	11'6 x 13'5
Main	Living Room	11'2 x 15'10	Above	Bedroom	11'9 x 11'10	Bsmt	Bedroom	10'8 x 10'5
Main	Kitchen	11'5 x 12'7	Above	Walk-In Closet	3'8 x 7'1	Bsmt	Bedroom	10'11 x 13'1
Main	Dining Room	9'11 x 13'6	Bsmt	Recreation Room	14'3 x 10'10	Bsmt	Walk-In Closet	5'1 x 3'5
Above	Primary Bedroom	15'5 x 14'9						

Finished Floor (Main):	1,004 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,001 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	987 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	2,992 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry	Bsmt	4	No
Grand Total:	2,992 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This stunning 5 bed/5 bath home with legal 2 bed basement suite & A/C is the one you have been waiting for! The main floor boasts a bright, open concept with oversized windows & gorgeous chef's kitchen with oversized island, high-end black stainless appliances incl. gas range & built-in oven. The large den w/ closet could be a 6th bed with adjacent full bath. You will love the primary retreat - custom black-out drapes, beautiful chandelier, his & hers closets & stunning spa-like ensuite with soaker tub & huge shower. The upstairs beds are large with great closets & jack-n-jill bath. The legal basement suite w/ separate laundry has never been lived in & is like new. Lots of parking & room for oversized vehicles/toys. This is a fabulous home in an awesome neighborhood, don't miss it!