

Depth/Size (ft):	128.7	Bedrooms:	9	Approx. Year Built:	2006
Frontage (ft):	26.20	Bathrooms:	7	Age:	18
Lot Area: (sq.ft.)	6,351.00	Full Baths:	7	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,198.61
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	025-655-051

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water	Property Disc:	No
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 11, PLAN BCP5465, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Cul-de-Sac,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Pantry,Security System,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'9	Main	Wok Kitchen	9'5 x 4'9	Below	Bedroom	10'10 x 9'3
Main	Dining Room	12'9 x 10'10	Above	Primary Bedroom	18'4 x 15'2	Below	Bedroom	10'10 x 9'3
Main	Kitchen	14'6 x 13'6	Above	Bedroom	13'6 x 12'4	Below	Living Room	14' x 14'4
Main	Nook	10'6 x 9'11	Above	Bedroom	13'6 x 11'9	Below	Kitchen	14' x 8'
Main	Family Room	15'2 x 13'	Above	Bedroom	15' x 11'9	Below	Bedroom	11' x 10'9
Main	Bedroom	15'2 x 9'10	Below	Living Room	16' x 13'10	Below	Laundry	7'10 x 9'5
Main	Primary Bedroom	15'8 x 14'	Below	Kitchen	13'10 x 8'			

Finished Floor (Main):	1,767 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,300 sqft	# Of Kitchens:	4	Main	4	No
Finished Floor (Below):	1,390 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft		Legal	Abv Main 2	4	No
Finished Floor (Total):	4,457 sqft	Suite:	Suite,Unauthorized Suite	Above	4	Yes
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Grand Total:	4,457 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	4	No
		Beds In Bsmt:	0 / 9	Below	4	No
		# Of Pets:				

Beautiful 2006 custom built 4500 sqft house. Main floor boast of a huge living room with a kitchen to entertain your friends and family. Rich designer color scheme and granite counter tops in kitchen with huge island. Spice kitchen for your Asian cuisine. Two master bedrooms and two full washrooms on the main floor for the elderly. All washrooms have designer tiles and granite counters. Total privacy with full fenced yard. 2 mortgage helpers (2+1) bedroom suites in the basement. House is located in cul-de-sac and totally secured for the kids. Driveway with parking for 4 vehicles and double garage. Close to all amenities and transit