

Depth/Size (ft):	98.5	Bedrooms:	6	Approx. Year Built:	2003
Frontage (ft):	19.68	Bathrooms:	5	Age:	21
Lot Area: (sq.ft.)	16,465.00	Full Baths:	2	Zoning:	CD-56
Flood Plain:		Half Baths:	3	Gross Taxes:	\$7,884.52
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	025-446-568

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 12 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Valley from second floor
Mgmt. Company:	
Complex / Subdiv:	SouthWest Gordon
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 11 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP205
Amenities:	Air Cond./Central,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Security System,Sprinkler - Inground,Swimming Pool Equip.,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 7'0	Main	Bedroom	10'6 x 10'11	Below	Recreation Room	21'2 x 18'0
Main	Dining Room	11'5 x 12'7	Main	Patio	16'11 x 46'2	Below	Wine Room	10'0 x 5'2
Main	Eating Area	11'5 x 7'10	Above	Primary Bedroom	14'4 x 13'0	Below	Bedroom	13'8 x 14'2
Main	Kitchen	14'2 x 14'6	Above	Walk-In Closet	9'11 x 6'7	Below	Living Room	13'6 x 15'6
Main	Family Room	11'3 x 15'8	Above	Bedroom	10'5 x 11'0	Below	Dining Room	14'8 x 12'6
Main	Living Room	16'6 x 13'2	Above	Bedroom	13'6 x 12'8	Below	Kitchen	10'5 x 10'1
Main	Laundry	15'2 x 10'5	Above	Bedroom	10'6 x 13'7	Below	Patio	6'9 x 14'6

Finished Floor (Main):	1,486 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,138 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,470 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,094 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft		Full,Fully Finished,Separate Entry	Below	2	No
Grand Total:	4,094 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

LIVE OR INVEST! Stunning 6 bedroom home on a 16,645 sqft lot with private gated entry. Perfect for the whole family or as a holding property! Renovated in 2019 and well-kept, this is an outdoor entertainer's dream with the custom patio, professional turf, hot tub and pool plus the picturesque backdrop of a fully tree-lined landscaping. Home features 4 bedrooms and 2 full bathrooms upstairs with mountain views. Basement boasts large rec room, wine cellar, and spacious 1 bedroom suite with private patio and steam room. On the main floor you will find well appointed kitchen with granite counter tops, S/S appliances with stove and separate Gas range in large island. Main floor also hosts dining, living room and family room. Prime location near all levels of schools and shopping!