

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

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

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

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!