

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	57.00	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	8,189.00	Full Baths:	3	Zoning:	SR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,371.41
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	025-510-827

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : PARTIAL MOUNTAIN/VALLEY VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 3, PLAN BCP1623, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 15'3	Above	Bedroom	10'4 x 10'4	Below	Storage	9'8 x 5'4
Main	Dining Room	12'1 x 13'11	Above	Bedroom	10'9 x 11'10	Below	Laundry	12'2 x 7'4
Main	Kitchen	12'4 x 11'0	Below	Kitchen	18'5 x 15'3			
Main	Bedroom	12'0 x 13'4	Below	Den	8'6 x 11'0			
Main	Foyer	7'0 x 7'8	Below	Bedroom	12'7 x 11'0			
Above	Primary Bedroom	14'4 x 12'2	Below	Other	10'5 x 27'1			
Above	Walk-In Closet	5'2 x 6'8	Below	Other	10'5 x 27'1			

Finished Floor (Main):	1,086 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	839 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other, Unauthorized Suite	Above	3	No
Finished Floor (Total):	3,631 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished			
Grand Total:	3,631 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

No-thru road, stunning views of the mountains and Valley, a home boasting over 3700sqft and huge double garage with ONE-OF-A-KIND WORKSHOP. Main level features open concept layout with an abundance of natural light, vaulted ceilings, beautiful oak kitchen and a large deck. Upstairs has 3 bedrooms (main also has one) and 2 baths including a master bedroom with good sized walk in closet and 4 piece ensuite. Fantastic walk out basement offers a large family room, bath and 5th bedroom. Looking for a perfect music room, workshop, hobby room, or man cave? This place has an ultra-unique bonus space under a custom-built suspended slab area. Loads of room for RV/boat parking, extended family or a tenant.