

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	6	<b>Age:</b>	3
<b>Lot Area: (sq.ft.)</b>	11,325.60	<b>Full Baths:</b>	4	<b>Zoning:</b>	CD39
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$6,464.49
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-923-042

<b>Style of Home:</b>	Basement Entry,Carriage/Coach House	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<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>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 18, PLAN EPP87837, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Cul-de-Sac
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 11'8	Main	Kitchen	10'5 x 9'6	Above	Primary Bedroom	16'1 x 19'8
Main	Family Room	10'11 x 15'4	Main	Living Room	12' x 12'10	Above	Walk-In Closet	9'3 x 5'8
Main	Living Room	15'5 x 17'10	Main	Bedroom	10'11 x 9'6	Above	Bedroom	12'6 x 15'5
Main	Eating Area	8'9 x 15'10	Main	Walk-In Closet	4'9 x 4'8	Above	Walk-In Closet	4'10 x 5'11
Main	Kitchen	9'7 x 15'10	Above	Bedroom	10'10 x 15'4	Abv Main 2	Living Room	15'4 x 11'9
Main	Wok Kitchen	6'7 x 10'7	Above	Walk-In Closet	7'8 x 4'10	Abv Main 2	Kitchen	14'3 x 9'7
Main	Laundry	7'8 x 9'2	Above	Walk-In Closet	6'10 x 4'10			

<b>Finished Floor (Main):</b>	2,043 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,470 sqft	<b># Of Kitchens:</b>	4	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Licensed Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	4,280 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Above	2	No
<b>Grand Total:</b>	4,280 sqft	<b>Beds In Bsmt:</b>	0 / 6	Abv Main 2	4	No
		<b># Of Pets:</b>				

This two-story executive home boasts a modern design shows like new. It offers a blend of traditional and open-concept floor plans and is perfect for hosting large gatherings. The chef's kitchen features quartz countertops, stainless steel appliances, a built-in oven, and an additional spice kitchen. Other modern amenities include 10-foot ceilings, a custom rock wall feature, large bright windows, air conditioning, hot water on demand, full security system, and all 3 bedrooms upstairs, each with an attached bathroom and walk-in closet. The home also features a massive 26'9x20'2 detached shop with a two-bedroom coach home above it and an additional one-bedroom suite, making it a versatile real estate gem.