

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

Style of Home:	2 Storey,Carriage/Coach House	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other,RV Parking Avail.
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

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

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

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.