

<b>Depth/Size (ft):</b>	1,709 feet	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	163.07	<b>Bathrooms:</b>	5	<b>Age:</b>	31
<b>Lot Area: (Acres)</b>	4.80	<b>Full Baths:</b>	3	<b>Zoning:</b>	RU-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$12,369.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-937-248

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Other,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Fraser Hills
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 11, PLAN LMP6341, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub
<b>Site Influences:</b>	Cul-de-Sac,Private Setting,Private Yard,Rural Setting
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Foyer	10'9 x 9'5	<b>Main</b>	Games Room	32'5 x 23'11	<b>Above</b>	Bedroom	30'5 x 17'4
<b>Main</b>	Library	15'9 x 11'4	<b>Main</b>	Living Room	18'5 x 23'7	<b>Bsmt</b>	Bar Room	33'1 x 28'11
<b>Main</b>	Dining Room	19'9 x 12'4	<b>Main</b>	Family Room	24'8 x 19'2	<b>Bsmt</b>	Office	13'7 x 9'10
<b>Main</b>	Laundry	11'2 x 7'11	<b>Above</b>	Primary Bedroom	19'3 x 16'5	<b>Bsmt</b>	Recreation Room	26'10 x 12'6
<b>Main</b>	Butlers Pantry	13'2 x 8'11	<b>Above</b>	Bedroom	12'9 x 11'0			
<b>Main</b>	Kitchen	13'4 x 21'8	<b>Above</b>	Bedroom	20'5 x 12'0			
<b>Main</b>	Eating Area	16'5 x 13'3						

<b>Finished Floor (Main):</b>	3,469 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,108 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	1,602 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	7,179 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	7,179 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

This STUNNING 4.8 acre private estate is situated in the coveted community of Fraser Hills, minutes from Fort Langley. This gorgeous 7179 sq.ft home also features a country kitchen including high end appliances and a lovely eating area with fireplace overlooking the manicured backyard. There is plenty of room for the whole family with numerous entertainment spaces including a library, games room, den, English style pub complete with billiard room and scotch locker. The front of the estate enjoys mountain views overlooking a lovely equestrian center. A spectacular sun room with vaulted ceilings overlooks the park-like backyard which features a SPECTACULAR in-ground POOL,hot tub, viewing deck, cabana and fire pit. FOUR CAR GARAGE and lots of parking!