

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

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

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

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

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

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!