

Depth/Size (ft):	157	Bedrooms:	6	Approx. Year Built:	2020
Frontage (ft):	41.00	Bathrooms:	6	Age:	4
Lot Area: (sq.ft.)	6,404.58	Full Baths:	4	Zoning:	R-1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$8,163.55
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	030-144-892

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	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:	Forced Air,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:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : GREENBELT & PARK

Mgmt. Company:

Complex / Subdiv: KANAKA RIDGE ESTATES

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 6, PLAN EPP62576, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 15'10"	Above	Primary Bedroom	15'11" x 13'11"	Bsmt	Kitchen	13'5" x 8'11"
Main	Dining Room	15'11" x 8'2"	Above	Walk-In Closet	11' x 5'11"	Bsmt	Living Room	22'2" x 17'7"
Main	Kitchen	17'9" x 16'2"	Above	Bedroom	13'1" x 11'11"	Bsmt	Bedroom	12'1" x 9'6"
Main	Pantry	8'2" x 5'3"	Above	Bedroom	11'7" x 10'9"	Bsmt	Bedroom	12'8" x 12'5"
Main	Office	12'11" x 8'11"	Above	Bedroom	13' x 12'10"			
Main	Foyer	12'5" x 10'8"	Above	Recreation Room	19'9" x 9'4"			
Main	Mud Room	8'4" x 4'9"	Bsmt	Media Room	17'7" x 12'2"			

Finished Floor (Main):	1,398 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,533 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	4,338 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part	Above	4	Yes
Grand Total:	4,338 sqft	Beds In Bsmt:	2 / 6	Above	5	Yes
		# Of Pets:				

LARGE FAMILY WANTED! This 7 bedroom 6 bathroom home with LEGAL 2 bedroom suite sits on a massive 41 x 157 lot and backs onto permanent creek and greenbelt. Across the street from newly completed Fire fighters Park. This 4 year old open concept, contemporary home has been built to exacting standards. No expense was spared to deliver the ultimate in quality and comfort. Enter the large foyer to soaring 19' ceilings, and pass by the well appointed home office. Fall in love with the great room design which offers a deluxe entertainers kitchen of your dreams. The massive covered deck overlooks a fully fenced yard and greenbelt. Upper floor enjoys 4 bedrooms with 3 ensuite bathrooms. The vaulted primary bedroom has a huge 16x11 deck to enjoy sunsets and a spa-like 5 piece bath. Too much to list!