

<b>Depth/Size (ft):</b>	IRR	<b>Bedrooms:</b>	10	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>	138.12	<b>Bathrooms:</b>	9	<b>Age:</b>	2
<b>Lot Area: (sq.ft.)</b>	14,941.00	<b>Full Baths:</b>	8	<b>Zoning:</b>	N96
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,969.52
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-352-090

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Fibre Cement Board,Metal,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Garage; Triple,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	No
<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>	Hardwood,Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2, PLAN EPP99794, SECTION 32, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Oven - Built In,Pantry,Security System,Smoke Alarm,Sprinkler - Inground,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'6	Main	Foyer	8'3 x 6'6	Bsmt	Media Room	17'5 x 19'
Main	Dining Room	10' x 14'	Main	Laundry	12' x 8'	Bsmt	Bedroom	10'6 x 11'11
Main	Kitchen	13' x 18'	Above	Primary Bedroom	16' x 16'	Bsmt	Bar Room	20'7 x 9'5
Main	Wok Kitchen	7' x 11'	Above	Bedroom	15' x 14'	Bsmt	Bedroom	11' x 10'2
Main	Family Room	16' x 17'	Above	Bedroom	13' x 12'6	Bsmt	Bedroom	11' x 9'8
Main	Bedroom	11' x 11'6	Above	Bedroom	16' x 13'7	Bsmt	Laundry	8' x 8'
Main	Den	11'6 x 10'	Above	Bedroom	8'8 x 8'5	Bsmt	Living Room	7'6 x 12'

<b>Finished Floor (Main):</b>	2,038 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,792 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	3	No
<b>Finished Floor (Bsmt):</b>	2,455 sqft	<b>Suite:</b>	Unauthorized Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	6,285 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full	Above	3	Yes
<b>Grand Total:</b>	6,285 sqft	<b>Beds In Bsmt:</b>	4 / 10	Above	3	Yes
		<b># Of Pets:</b>		Bsmt	3	No
				Bsmt	3	No

Come check this custom / newly built home on a cul-de-sac which is centrally located on a .343 of an acre. The home has media room under the garage bunker, nicely landscaped, underground water sprinkler, built in Napoleon barbecue and speakers on the patio for your entertainment, Hot Tub of master/primary bedroom, built in vac, Central AC, back Generator, blue tooth built in speakers, Poxy in garage and patio. Close to most amenities yet private setting backing on to green belt area. A Must-see home as home is custom built by many extra by the builder. Open House Sunday April 7 from 2-4 pm.