

Depth/Size (ft):	275	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	101.00	Bathrooms:	4	Age:	50
Lot Area: (sq.ft.)	25,700.00	Full Baths:	4	Zoning:	RS-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,996.17
Rear Yard Exp:	East			For Tax Year:	2022
View:	Yes			P.I.D.:	000-513-440

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Alouette River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 5, PLAN NWP10341, SECTION 29, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Paved Road,Private Setting,Treed,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 11'1	Main	Storage	5' x 10'8	Above	Bedroom	11' x 22'10
Main	Dining Room	18'5 x 12'2	Main	Eating Area	7'11 x 8'3			
Main	Kitchen	15'11 x 13'6	Main	Foyer	8'8 x 8'9			
Main	Family Room	15'9 x 18'3	Main	Utility	5'11 x 5'7			
Main	Bedroom	16' x 11'10	Above	Primary Bedroom	18'9 x 12'4			
Main	Den	17'2 x 14'2	Above	Walk-In Closet	9'10 x 5'2			
Main	Laundry	7'10 x 14'6	Above	Bedroom	10' x 12'2			

Finished Floor (Main):	2,204 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,140 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	5	Yes
Finished Floor (Total):	3,344 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,344 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

ELEGANT BY DESIGN! This West Coast Contemporary home is on a quiet no through street just minutes to town, and enjoys 140' of frontage on the North Alouette River. It offers the peace of mind of city water and a newly installed septic system. The current owners have had the home completely remodeled to exacting standards using nothing but the best imported Italian marble and craftsmanship. Primary bedrooms on the main and upper floors offers a versatile arrangement for large or extended families. The open concept kitchen with marble counters is an entertainers dream and will be the envy of all who visit. Dual French doors lead to the extensive outdoor kitchen and deck area which overlooks the river and will be the focal point of family gatherings and special events with loved ones.