

Depth/Size (ft):	166	Bedrooms:	6	Approx. Year Built:	2007
Frontage (ft):	41.00	Bathrooms:	5	Age:	17
Lot Area: (sq.ft.)	11,457.00	Full Baths:	4	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,577.90
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-339-404

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Mixed	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN BCP18608, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT.
Amenities:	Exercise Centre,In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Lane Access,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Bedroom	10'3 x 12'5	Main	Foyer	7'1 x 10'1	Main	Kitchen	12'5 x 14'11
Below	Gym	11'8 x 13'1	Main	Bedroom	11'3 x 10'11	Main	Kitchen	12'4 x 5'6
Below	Media Room	12'8 x 11'1	Main	Living Room	13'4 x 13'2	Above	Bedroom	11'2 x 12'2
Below	Utility	6'4 x 6'11	Main	Dining Room	13'4 x 11'11	Above	Bedroom	12'11 x 11'1
Below	Storage	9'10 x 6'7	Main	Laundry	10'6 x 7'3	Above	Bedroom	13'8 x 11'7
Below	Family Room	42'3 x 14'10	Main	Family Room	17'11 x 14'10	Above	Primary Bedroom	13'11 x 17'6
Below	Patio	43'9 x 13'0	Main	Eating Area	10'3 x 6'4	Above	Walk-In Closet	13'11 x 7'1

Finished Floor (Main):	1,716 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,451 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,704 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	4,871 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft			Below	4	No
Grand Total:	4,871 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	0 / 6			
		# Of Pets:				

STUNNING custom home, boasting 6 bedrooms and 5 bathrooms, sits on a spacious 11,457 SQFT lot in Fleetwood's prestigious neighbourhood. Nestled in a tranquil cul-de-sac, it offers rare LANE ACCESS and views of the North Shore mountains. The exterior of the house captivates a blend of stone and exudes elegance, with meticulous attention to detail! Walking distance to the new skytain, Ecole Frost Elementary, North Surrey Secondary & more! Separate entrance & kitchen in the basement, the home is ideal for accommodating guests or EASILY converting to a 1 or 2-bed suite! Potential for Lane way House & Extra parking off the laneway!