

<b>Depth/Size (ft):</b>	198	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>	57.00	<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area: (sq.ft.)</b>	10,261.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS-9
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,948.42
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-596-591

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : GREENBELT
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	BIRCHWOOD ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 12, PLAN BCP37524, SECTION 13, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In,Wet Bar,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 7'11	Above	Primary Bedroom	17'6 x 14'0	Below	Bedroom	11'6 x 10'1
Main	Living Room	21'5 x 14'6	Above	Walk-In Closet	7'11 x 9'2	Below	Games Room	20'5 x 13'10
Main	Dining Room	17'6 x 11'6	Above	Bedroom	12'6 x 17'0	Below	Bar Room	13'10 x 8'5
Main	Kitchen	21'2 x 13'5	Above	Walk-In Closet	8'0 x 4'6	Below	Storage	19'3 x 14'6
Main	Family Room	11'4 x 12'4	Above	Bedroom	11'5 x 13'8	Below	Storage	10'7 x 8'4
Main	Office	9'10 x 10'0	Above	Bedroom	10'1 x 12'4			
Main	Laundry	9'8 x 9'2	Below	Bedroom	10'3 x 11'5			

<b>Finished Floor (Main):</b>	1,561 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,446 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,259 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	4,266 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	4,266 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

BIRCHWOOD ESTATES STUNNER! Built by award winning Wallmark homes and extensively renovated in 2020 sure to appease the most discerning of buyers. 6Bed + 3.5Baths over 4,200sqft w/ nearly a half million in renovations including panelled subzero fridge, full size subzero wine fridge, all custom cabinetry, La Cornue Range imported from France, 10ft island finished w/ Calacatta gold polished marble, Perrin & Rowe faucets, marble floors & counters in all bathrooms, luxury engineered white oak hardwood throughout, light fixtures imported from NYC, extensive millwork throughout, all custom drapes, epoxied garage and so much more. Beautiful mature landscaping in the fully fenced backyard on a +10,000sqft lot seamlessly transitioning into the park/greenbelt behind. MUST SEE IN PERSON!