

Depth/Size (ft):	0	Bedrooms:	6	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	5	Age:	36
Lot Area: (sq.ft.)	10,368.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,843.00
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	009-310-282

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
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:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNTAIN & CITY

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 4 DISTRICT LOT 348 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 76296

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Treed

Features: Hot Tub Spa/Swirlpool,Jetted Bathtub,Sprinkler - Inground,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 17'9	Main	Office	7'6 x 9'3	Above	Bedroom	10'3 x 12'0
Main	Dining Room	12'8 x 12'4	Main	Foyer	7'9 x 11'7	Below	Kitchen	18'1 x 13'1
Main	Kitchen	16'3 x 15'8	Main	Bedroom	11'7 x 21'11	Below	Eating Area	11'3 x 8'11
Main	Eating Area	11'3 x 8'3	Main	Walk-In Closet	7'6 x 11'11	Below	Family Room	13'7 x 12'11
Main	Family Room	18'7 x 13'7	Above	Primary Bedroom	21'3 x 22'5	Below	Bedroom	20'4 x 16'3
Main	Bar Room	15'1 x 13'5	Above	Walk-In Closet	9'2 x 6'10	Below	Bedroom	16'11 x 10'4
Main	Laundry	5'9 x 5'5	Above	Bedroom	13'10 x 10'5	Below	Laundry	11'7 x 13'4

Finished Floor (Main):	2,078 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,266 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,585 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,929 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	4	No
Grand Total:	4,929 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to Heritage Mountain! Luxury living meets the tranquility of nature with this beautiful 4900 sqft home featuring a stunning backyard oasis! This former Calais Show Home boasts maple flooring on main, large open kitchen, den with wet bar and large dining room for entertaining. 3 bedrooms up including a HUGE primary bedroom w/ new gas fireplace, updated ensuite, large walk in closet and breathtaking views. Downstairs you'll find a renovated, 2 bedroom ground level suite with separate entrance, perfect for in-laws or extra income. One of a kind back yard with garden, gazebo, pond, waterfall, greenhouse, hot tub and new lights surrounding. Newer furnace, HW tank & appliances. Conveniently located near Newport Village, Rocky Point and walking distance to all levels of schooling.