

|                    |          |             |   |                     |             |
|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft):   |          | Bedrooms:   | 6 | Approx. Year Built: | 2016        |
| Frontage (ft):     |          | Bathrooms:  | 5 | Age:                | 8           |
| Lot Area: (sq.ft.) | 5,182.00 | Full Baths: | 4 | Zoning:             | RS-8        |
| Flood Plain:       | No       | Half Baths: | 1 | Gross Taxes:        | \$6,289.15  |
| Rear Yard Exp:     | East     |             |   | For Tax Year:       | 2022        |
| View:              | Yes      |             |   | P.I.D.:             | 029-574-765 |

|                  |                                       |                  |                       |
|------------------|---------------------------------------|------------------|-----------------------|
| Style of Home:   | 3 Storey                              | Parking:         | Total: 4 - Covered: 2 |
| Construction:    | Frame - Wood                          | Covered Parking: | 2                     |
| Exterior:        | Fibre Cement Board,Vinyl              | Parking Access:  | Front                 |
| Foundation:      |                                       | Parking:         | Garage; Double        |
| Rain Screen:     |                                       | Locker:          |                       |
| Renovations:     |                                       | Units in Dev:    |                       |
| # of Fireplaces: | 1 - Fuel: Natural Gas                 | Distance to:     |                       |
| Water Supply:    | City/Municipal                        | Title to Land:   | Freehold NonStrata    |
| Fuel/Heating:    | Electric,Forced Air                   | Property Disc:   | Yes                   |
| Outdoor Area:    | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental:      |                       |
| Type of Roof:    | Asphalt                               | Fixtures Leased: | No                    |
| Floor Finish:    | Laminate,Carpet                       | Fixtures Rmvd:   | No                    |

|                     |   |
|---------------------|---|
| View:               | Yes : VALLEY & City and Mt. Baker   |
| Mgmt. Company:      |   |
| Complex / Subdiv:   |   |
| Services Connected: | Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water                |
| Legal:              | LOT 30, PLAN EPP43007, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT     |
| Amenities:          | Air Cond./Central   |
| Site Influences:    | Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby                     |
| Features:           | Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Wine Cooler |
| Bylaw Restrict:     |   |
| Listing Broker(s):  | RE/MAX All Points Realty, RE/MAX All Points Realty                                |

| Floor | Type        | Dimensions | Floor | Type        | Dimensions  |
|-------|-------------|------------|-------|-------------|-------------|
| Main  | Den         | 9'6 x 11'2 | Above | Bedroom     | 10' x 11'   |
| Main  | Kitchen     | 10'4 x 14' | Above | Bedroom     | 12' x 11'10 |
| Main  | Wok Kitchen | 7'10 x 7'6 | Below | Kitchen     | 15' x 12'2  |
| Main  | Dining Room | 15' x 12'  | Below | Bedroom     | 9'8 x 11'10 |
| Main  | Great Room  | 17' x 17'  | Below | Living Room | 0' x 0'     |
| Above | Bedroom     | 18' x 13'  | Below | Bedroom     | 12'6 x 12'2 |
| Above | Bedroom     | 10' x 11'  |       |             |             |

|                         |            |                    |                |                |             |          |
|-------------------------|------------|--------------------|----------------|----------------|-------------|----------|
| Finished Floor (Main):  | 1,377 sqft | # Of Rooms:        | 13             | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,269 sqft | # Of Kitchens:     | 3              | Main           | 2           | No       |
| Finished Floor (Below): | 0 sqft     | # Of Levels:       | 3              | Above          | 3           | Yes      |
| Finished Floor (Bsmt):  | 0 sqft     | Suite:             | Legal Suite    | Above          | 3           | Yes      |
| Finished Floor (Total): | 3,963 sqft | Crawl/Bsmt Height: |                | Above          | 4           | Yes      |
| Unfinished Floor:       | 0 sqft     | Basement:          | Fully Finished | Below          | 3           | No       |
| Grand Total:            | 3,963 sqft | Beds In Bsmt:      | 0 / 6          |                |             |          |
|                         |            | # Of Pets:         |                |                |             |          |

Exquisite home located on Burke Mountain, this custom built single-family residence provides luxury living with its unparalleled design and breathtaking views of Mt. Baker. Situated on a corner lot, this home boasts 6 bed, 5 bath, with a legal suite as a mortgage helper. Chefs kitchen includes 3 cm quartz countertops, large gas burner, and a spice kitchen. The backyard includes a putting green and a fully turfed yard. The main level features an open-concept layout with vaulted ceilings, abundant natural light, and luxurious finishes throughout. Enjoy the tranquility of suburban living while still being within close proximity to great schools, parks, trails, and amenities.