

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>	45.00	<b>Bathrooms:</b>	5	<b>Age:</b>	20
<b>Lot Area: (sq.ft.)</b>	25,177.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,633.78
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	150.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-640-020

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 10 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Brick,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	8 - Total Units in Strata: 8
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City, mountains
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 7, PLAN LMS3690, DISTRICT LOT 458, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Guest Suite
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 21'4	Main	Bedroom	11'10 x 11'9
Main	Kitchen	16'3 x 9'11	Main	Living Room	10'10 x 13'2
Main	Dining Room	11'4 x 11'4	Main	Laundry	5'9 x 12'3
Main	Eating Area	15'9 x 8'10	Above	Primary Bedroom	10'7 x 18'7
Main	Foyer	7'7 x 5'7	Above	Bedroom	10'9 x 11'2
Main	Office	10'11 x 11'8	Above	Bedroom	10'11 x 10'11
Main	Office	8'10 x 9'8	Above	Recreation Room	12'5 x 26'5

<b>Finished Floor (Main):</b>	1,972 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,312 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	3	No
<b>Finished Floor (Total):</b>	3,284 sqft	<b>Basement:</b>	None	Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>		Above	4	No
<b>Grand Total:</b>	3,284 sqft	<b># Of Pets:</b>				

Spectacular custom built home in a gorgeous setting at the top of Little Mountain. Every window has breathtaking views while offering complete privacy from neighbours. Views of Mt Cheam to the east, and 180 degree views over the city toward Elk Mountain. Gated complex with 7 executive homes. 5 bedroom, 5 bathroom home, with a small guest suite with it's own entrance. Huge living room with gas fireplace, 20 foot ceilings and loads of windows with panoramic views. Natural wood is everywhere, including kitchen cabinetry, interior doors, windows, and trim, and exterior finishing as well. Masterbedroom has a jacuzzi tub and its own balcony with unobstructed views. Brand new hot water-on-demand provides endless hot water and infloor radiant heat. A second bedroom also has its own balcony.