

Depth/Size (ft):	0	Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	7,771.00	Full Baths:	2	Zoning:	RS-4
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,714.23
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	018-034-659

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 47, PLAN LMP7733, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Workshop Detached

Site Influences: Central Location,Cul-de-Sac,Private Setting,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	19'3 x 15'4	Main	Kitchen	9'7 x 10'2	Below	Walk-In Closet	6' x 7'
Above	Walk-In Closet	8'1 x 8'10	Main	Eating Area	9'11 x 8'4	Below	Family Room	11' x 11'11
Above	Bedroom	19'2 x 11'8	Main	Family Room	13'3 x 15'	Below	Kitchen	13'5 x 15'4
Above	Bedroom	11'10 x 11'	Main	Office	12'11 x 10'	Below	Dining Room	9'10 x 9'2
Above	Bedroom	9'11 x 10'10	Main	Laundry	10' x 8'2	Below	Bedroom	12'5 x 14'6
Main	Living Room	12'10 x 15'	Main	Foyer	6'4 x 7'8	Below	Bedroom	12'5 x 10'
Main	Dining Room	13'5 x 13'8	Below	Media Room	11'11 x 15'6			

Finished Floor (Main):	1,467 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,329 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	1,446 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other,Unauthorized Suite	Main	2	No
Finished Floor (Total):	4,242 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	4,242 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Experience luxury living in this pristine 6 bed, 4 bath, 4242 sqft haven nestled in a serene cul-de-sac! Revel in abundant natural light and an expansive ambiance, enhanced by a skylight. Upstairs, find 4 beds, including primary suite with a lavish spa-like ensuite. The gourmet kitchen boasts stainless steel appliances, alongside a formal dining area, family room and a charming sunken living room with a gas fireplace. Below, uncover a media room and a second kitchen, complete with two rooms, a bath and separate laundry, perfect for an in-law suite with private access. Outside, a spacious backyard with patio space beckons, ideal for hosting gatherings. Close to all levels of school. Don't miss this opportunity call today to arrange a viewing! O/H Sat & Sun May 4-5, 2-4 pm!