

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2001
Frontage (ft):		Bathrooms:	4	Age:	23
Lot Area: (sq.ft.)	7,384.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,780.12
Rear Yard Exp:	Southwest			For Tax Year:	2022
View:	Yes			P.I.D.:	024-487-082

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:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	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),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNT BAKER & GREENBELT
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 5 SECTION 23 TOWNSHIP 39 NEW WESTMINSTERL DISTRICT PLAN LMP41883
Amenities:	
Site Influences:	Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Storage Shed,Wet Bar,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	18'6 x 16'8	Main	Foyer	10'5 x 7'11	Above	Walk-In Closet	6'0 x 9'6
Main	Eating Area	12'9 x 10'0	Main	Laundry	7'11 x 5'10	Above	Nook	10'2 x 6'3
Main	Kitchen	7'7 x 14'1	Main	Patio	19'2 x 10'1	Below	Recreation Room	16'1 x 16'1
Main	Pantry	7'9 x 5'1	Above	Primary Bedroom	18'7 x 16'8	Below	Wine Room	9'11 x 7'11
Main	Dining Room	14'5 x 11'1	Above	Other	13'0 x 10'4	Below	Bedroom	12'8 x 18'4
Main	Living Room	21'2 x 8'8	Above	Bedroom	12'1 x 12'1	Below	Bedroom	12'5 x 16'1
Main	Patio	21'2 x 7'0	Above	Bedroom	12'0 x 11'6	Below	Storage	10'4 x 7'4

Finished Floor (Main):	1,445 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,242 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,229 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,916 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,916 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

CHARMING, 5 Bed/4 Bath EXTENSIVELY RENOVATED Home nestled on a LUSH PRIVATE GREENBELT in desirable Westwood Plateau! Stunning Open kitchen design including oversized granite island, Bosch appliances, coffee nook & built in wine fridge. Spacious primary bedroom feels like a Spa retreat w/gorgeous Cathedral ceilings, large bright windows, beautifully designed ensuite w/double sink, large soaker tub & separate shower! Secondary bedrooms feature functional Jack & Jill bathrm w/separate sinks. Side separate basement entry to huge rec room w/two bedrooms & full bath. BONUS retro Wine Cellar! Backyard is an Oasis w/gorgeous covered deck meticulous landscaping and serene forest views. Stunning Mount Baker views from front deck! Truly an Exceptional home!