

Depth/Size (ft):	0.00	Bedrooms:	5	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	6	Age:	6
Lot Area: (sq.ft.)	7,260.00	Full Baths:	5	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,599.20
Rear Yard Exp:	East			For Tax Year:	2022
View:	Yes			P.I.D.:	029-851-530

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Stucco,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View: Yes : MOUNTAINS, GREENBELT

Mgmt. Company:

Complex / Subdiv: BURKE MOUNTAIN

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

Legal: LOT 13, PLAN EPP58411, SECTION 18, TOWNSHIP 40, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Security System,Smoke Alarm,Sprinkler - Inground,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'8"	Above	Walk-In Closet	7' x 6'2"	Below	Kitchen	18'2 x 11'4"
Main	Kitchen	19'6 x 9'	Above	Bedroom	12' x 11'6"	Below	Family Room	18'2 x 12'6"
Main	Wok Kitchen	7'6 x 5'2"	Above	Walk-In Closet	5' x 3'8"	Below	Bedroom	14'2 x 10'
Main	Dining Room	18' x 10'2"	Above	Bedroom	12'4 x 11'			
Main	Family Room	17' x 15'	Above	Bedroom	11'2 x 11'			
Main	Laundry	11'2 x 6'2"	Above	Walk-In Closet	5' x 4'2"			
Above	Primary Bedroom	20'6 x 12'	Below	Media Room	16'2 x 10'10"			

Finished Floor (Main):	1,224 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,213 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,224 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,661 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Below	4	No
Grand Total:	3,661 sqft	Beds In Bsmt:	0 / 5	Below	4	No
		# Of Pets:				

This amazing custom built home sits on a huge corner 7,200 sqft lot. Has incredible upgrades. Main floor has large formal living room with 20' ceilings, huge chandelier. Bright open kitchen has formal dining room, wok kitchen, cozy family room with beautiful fireplace and built-in cabinetry - features control 4 surround sound, radiant heating, A/C, security system with cameras, hardwood floors. Upstairs 4 bdrms with W/I closets and 3 bathrooms. Downstairs media room with wet bar and legal suite. Outside features beautiful deck, gas fireplace, large patio with rock garden, greenbelt for privacy and \$40,000 power privacy black out blinds. Amazing garage and EV charger. Walking distance to elementary school and 2 parks. Soon to be new middle & high school. Close to shopping/transportation