

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	7,129.61	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-701-325

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

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 41, PLAN LMP2506, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 3'10	Main	Laundry	8'7 x 8'1	Below	Eating Area	9'10 x 12'1
Main	Living Room	12'5 x 15'9	Main	Pantry	3'2 x 3'7	Below	Kitchen	8'10 x 11'5
Main	Dining Room	12'11 x 10'3	Above	Primary Bedroom	15'2 x 14'8	Below	Bedroom	7'6 x 9'10
Main	Kitchen	9'2 x 12'1	Above	Walk-In Closet	12'5 x 7'4	Below	Bedroom	12'2 x 15'
Main	Eating Area	9'10 x 10'4	Above	Bedroom	10'1 x 12'9	Below	Flex Room	14'2 x 8'3
Main	Family Room	16'5 x 14'	Above	Bedroom	10'1 x 10'4			
Main	Bedroom	11'7 x 9'2	Below	Living Room	14'9 x 14'5			

<b>Finished Floor (Main):</b>	1,348 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	942 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	3,628 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,628 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Nestled in the sought-after neighbourhood of Westwood Plateau, ideally positioned amidst esteemed schools, picturesque trails, & verdant parks, this beautiful & well maintained home boasts 6 beds / 3.5 baths, & a sprawling 3628 SF of living space. This expansive domicile showcases an inviting layout accentuated by soaring ceilings on the main level. Seamlessly extending from the kitchen, the spacious patio & backyard offer a seamless blend of indoor-outdoor living, perfect for hosting gatherings. Generously proportioned living & dining areas on main including a generous kitchen. Above discover 3 bedrooms, including the luxurious primary suite w/ gorgeous views & featuring a spa-inspired ensuite. Basement offers a legal 2 Bed suite. Roof has been replaced & updated plumbing. O/H SAT/SUN 2-4