

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	65.50	<b>Bathrooms:</b>	4	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	7,764.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$10,599.17
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	014-926-733

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Full Southern Ocean View

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 1 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 82874

**Amenities:** Air Cond./Central,In Suite Laundry,Playground,Storage

**Site Influences:** Central Location,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vacuum - Built In,Wet Bar

**Bylaw Restrict:**

**Listing Broker(s):** Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Living Room	21'8 x 18'	<b>Main</b>	Primary Bedroom	19'3 x 15'7	<b>Below</b>	Bar Room	9'4 x 14'6
<b>Above</b>	Dining Room	18'3 x 16'3	<b>Main</b>	Walk-In Closet	7'11 x 6'1	<b>Below</b>	Bedroom	13'7 x 9'9
<b>Above</b>	Kitchen	18'9 x 9'11	<b>Main</b>	Bedroom	18'10 x 10'1	<b>Below</b>	Utility	13'2 x 4'8
<b>Above</b>	Bar Room	9'8 x 8'5	<b>Main</b>	Bedroom	14'3 x 13'7	<b>Below</b>	Storage	34'8 x 19'5
<b>Above</b>	Flex Room	22'5 x 11'10	<b>Main</b>	Laundry	10'1 x 6'3			
<b>Main</b>	Foyer	17'7 x 17'4	<b>Below</b>	Games Room	17'11 x 14'1			
			<b>Below</b>	Media Room	17'11 x 13'			

<b>Finished Floor (Main):</b>	1,568 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,362 sqft	<b># Of Kitchens:</b>	1	Above	2	No
<b>Finished Floor (Below):</b>	1,005 sqft	<b># Of Levels:</b>	3	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	5	No
<b>Finished Floor (Total):</b>	3,935 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,935 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

STUNNING OCEANVIEW from main living area! Gated & private luxury property. Enter the gorgeous 2 level foyer with custom walnut staircase. Up to the main floor living area or down to the bedroom & lower level. Over 3,900 sqft + 1195 sqft of covered outside living. Shows like new with new paint throughout, & new motorized blinds. Open layout for entertaining chef's kitchen, built in appliances, 2 wall ovens, gas cooktop, granite counters & full wet bar with wine fridges, icemaker & more. The bedroom level includes lg primary with spa-like ensuite. Lower level incl. theatre, games, bar, bdrm, spacious storage. Other features: A/C, engineered hardwood floors, heated floors, custom millwork, great storage, security & cameras. Private fenced yard with low mtncce property.