

Depth/Size (ft):	131	Bedrooms:	7	Approx. Year Built:	2007
Frontage (ft):	29.00	Bathrooms:	5	Age:	17
Lot Area: (sq.ft.)	8,915.00	Full Baths:	5	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,823.29
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	025-819-003

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	GLENWOOD ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 15, PLAN BCP8748, SECTION 24, RANGE 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Lane Access,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 15'	Above	Primary Bedroom	16'6 x 13'7	Bsmt	Bedroom	17'8 x 13'9
Main	Dining Room	15'1 x 11'6	Above	Bedroom	13'3 x 10'6	Bsmt	Family Room	10'11 x 9'5
Main	Kitchen	12'8 x 8'5	Above	Bedroom	12'9 x 10'	Bsmt	Flex Room	9'1 x 8'2
Main	Eating Area	13'11 x 12'2	Above	Bedroom	12'6 x 10'4	Bsmt	Living Room	12'2 x 10'3
Main	Office	10'3 x 9'11	Above	Den	15'5 x 8'9	Bsmt	Bedroom	20'7 x 12'11
Main	Bedroom	14'8 x 12'2	Bsmt	Kitchen	11' x 8'6	Bsmt	Laundry	5'6 x 5'
Main	Laundry	12'1 x 6'3	Bsmt	Family Room	16' x 15'8			

Finished Floor (Main):	1,521 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,356 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	1,512 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	4,389 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Grand Total:	4,389 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

This custom built luxury home offers 4389 sq feet of living space and is situated on a sunny 8915 sq foot lot on a quiet no thru street. Exciting features on the main floor include a desirable great room plan with a huge living room complete with vaulted ceilings and gas fireplace, a massive kitchen with granite counters, pantry, island, an elegant dining room, a spacious den, a large bedroom and a full bath. Upstairs are 4 generous sized bedroom plus an open area that could be a fifth bedroom. In the daylight basement is a mortgage helper with a separate entrance and laundry room. The huge backyard sides onto a lane and boasts a detached garage with extra parking! This home shows great and is an amazing combination of features and value. Book your showing today!