

Lot Dimensions (ft):	164 x 1315(4.22AC)	Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):	164.00	Bathrooms:	5	Age:	30
Lot Area: (Acres)	4.22	Full Baths:	4	Zoning:	RU-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,594.16
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	017937272

Style of Home:

Construction Materials:	Frame Wood, Glass (Exterior), Stucco
Foundation:	Concrete Perimeter
Rain Screen:	
Renovations:	
# of Fireplaces:	2 - Fuel: Gas
Water Supply:	Well Drilled
Fuel/Heating:	Forced Air, Natural Gas
Outdoor Area:	Balcony, Private Yard
Type of Roof:	Wood
Floor Finish:	Hardwood, Tile, Vinyl, Carpet

Parking:

Covered Parking:	3
Parking Features:	Garage Triple, Front Access, Paver Block
Locker:	
Units in Dev:	
Distance to:	
Title to Land:	Freehold NonStrata
Property Disc:	Yes
PAD Rental:	
Fixtures Leased:	No
Fixtures Rmvd:	No

View: No**Mgmt. Company:****Complex / Subdiv:** Fraser Hills**Services Connected:** Electricity Connected, Natural Gas Connected**Legal:** LOT 14, PLAN LMP6341, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**Amenities:****Site Influences:** Near Golf Course, Private**Features:** Garage Triple, Front Access, Paver Block, Gas, Near Golf Course, Private, Balcony, Private Yard**Bylaw Restrict:****Listing Broker(s):**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'9 x 14'3	Above	Den	9'8 x 12'3	Bsmt	Recreation Room	25'2 x 20'7
Main	Dining Room	16'6 x 12'7	Above	Office	11'3 x 13'4	Bsmt	Bedroom	13'7 x 12'4
Main	Living Room	16'11 x 17'1	Above	Bedroom	15'5 x 15'0	Bsmt	Other	16'1 x 12'5
Main	Eating Area	10'8 x 12'8	Above	Bedroom	15'3 x 15'0			
Main	Family Room	19'1 x 14'2	Above	Recreation Room	23'10 x 13'9			
Main	Office	11'3 x 16'0	Bsmt	Storage	13'8 x 6'3			
Above	Primary Bedroom	16'5 x 14'3	Bsmt	Bedroom	12'0 x 13'8			

Finished Floor (Main):	1,830 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,995 sqft	# Of Kitchens:	1	Main	2	0
Finished Floor (Below):	0 sqft	# Of Levels:	Two	Above	5	1
Finished Floor (Bsmt):	1,806 sqft	Suite:		Above	4	0
Finished Floor (Total):	5,631 sqft	Crawl/Bsmt Height:		Above	4	0
Unfinished Floor:	0 sqft	Basement:	Finished, Exterior Entry	Basement	4	0
Grand Total:	5,631 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This stunning 5,500 sq ft home is nestled on 4.5 acres in the peaceful Fraser Hills neighborhood. Offering a spacious two-storey design with a basement that has a separate entry, it's perfect for a suite conversion. The updated kitchen is equipped with stainless steel appliances and the interior has been freshly painted. The exterior of the home has been freshly power washed and landscaped, NEW GUTTERS! The gorgeous backyard is an entertainer's dream, featuring a pool for hosting family and friends. The property includes a triple car garage with ample additional parking. With close proximity to the equestrian center, GreenTee Country Club and Fort Langley, this private estate offers both luxury and convenience in one of the most desirable areas.