

Depth/Size (ft):	184 (irregular)	Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):	95.00	Bathrooms:	4	Age:	36
Lot Area: (sq.ft.)	13,557.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,965.69
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-563-909

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Panoramic Mountain Valley
Mgmt. Company:	
Complex / Subdiv:	Glenn Mountain
Services Connected:	Electricity
Legal:	LOT 256, PLAN NWP57242, PART SE1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac
Features:	
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'5 x 11'3	Main	Patio	13'2 x 7'6	Above	Laundry	6'8 x 6'7
Main	Kitchen	12'9 x 8'10	Above	Primary Bedroom	21'7 x 12'4	Above	Patio	11'8 x 6'9
Main	Family Room	20'5 x 14'6	Above	Walk-In Closet	7'5 x 3'6	Above	Patio	11'7 x 6'3
Main	Dining Room	13'8 x 11'6	Above	Bedroom	18'3 x 9'	Below	Storage	13'4 x 11'5
Main	Flex Room	6'11 x 6'6	Above	Den	13'5 x 9'	Below	Storage	4' x 4'
Main	Bedroom	11'7 x 10'3	Above	Flex Room	27'5 x 12'6	Below	Porch (enclosed)	12'9 x 5'9
Main	Patio	29'9 x 22'7	Above	Solarium	16'4 x 13'10	Below	Utility	12'7 x 3'6

Finished Floor (Main):	1,543 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,380 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	479 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	3,402 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	225 sqft	Basement:	Crawl, Fully Finished, Part			
Grand Total:	3,627 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Million Dollar 180 degree SOUTH WEST VIEWS (panoramic). You can even see Vancouver Island from here. It's an Architecturally Designed California Style house (METICULOUSLY MAINTAINED) on GLENN MOUNTAIN with 2-stories-tall Palladian Windows, letting in loads of light, and a roughed-in ELEVATOR shaft to all levels. There are 4 balconies facing the view, including a SOLARIUM. This house has a MASTER BEDROOM ON THE MAIN FLOOR within, what could be a Nanny Quarters set-up. (or a SIDE SUITE with a sink only), and ready for your ideas; could be made into a MORTGAGE HELPER. Also has a second master bedroom upstairs featuring a Jacuzzi Tub, a Stand-up Shower, and has his/hers separate closets (hers is a walk-in) and laundry room conveniently next room over.