

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2022
Frontage (ft):	65.26	Bathrooms:	8	Age:	1
Lot Area (sq.ft.):	8,032.14	Full Baths:	7	Zoning:	R-1D
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,912.00
Rear Yard Exp:				For Tax Year:	2021
View:	No			P.I.D.:	030-775-451

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 14, PLAN EPP63040, SECTION 22, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Paved Road,Private Setting,Private Yard
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Kitchen	11'10 x 13'4	Main	Kitchen	22'0 x 12'0	Above	Bedroom	13'0 x 11'0
Bsmt	Bedroom	11'0 x 9'5	Main	Dining Room	19'6 x 11'0	Above	Bedroom	11'0 x 12'3
Bsmt	Bedroom	10'2 x 9'5	Main	Great Room	22'0 x 19'6	Above	Flex Room	19'0 x 18'7
Bsmt	Living Room	10'0 x 15'11	Main	Foyer	16'7 x 11'5	Main	Wok Kitchen	10'6 x 8'7
Bsmt	Recreation Room	29'0 x 20'2	Main	Bedroom	14'0 x 12'0			
Bsmt	Bedroom	13'6 x 10'11	Above	Primary Bedroom	19'0 x 14'0			
Main	Mud Room	8'7 x 7'0	Above	Bedroom	12'9 x 12'0			

Finished Floor (Main):	1,771 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,907 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,815 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite,Other	Above	4	Yes
Finished Floor (Total):	5,493 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Above	3	Yes
Grand Total:	5,493 sqft	Beds In Bsmt:	3 / 8	Above	3	Yes
		# Of Pets:		Bsmt	4	Yes
				Bsmt	3	Yes

Beautiful , Executive style Home : - Landscape by Landscape Designer with Automatic Sprinklers - Colored Stamped concrete Driveway -Epoxy Garage with Quiet Garage door openers -AC -Back up Power Generator -Full width Covered Patio and Sun Deck -High End Appliances ,Gas fireplace -Remote controlled window coverings on Main Floor -Fully Automated home Control 4 -Modern light switches and light fixtures -Sound Speakers , Home Security and Security Cameras -Central Vacuum - Bonus above Garage Living/Rec room List goes on !