

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	5	<b>Age:</b>	16
<b>Lot Area: (sq.ft.)</b>	6,083.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	N2 N2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,773.21
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-842-971

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : Mountain View

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 7 SECTIONS 13 AND 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP26551

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

**Site Influences:** Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Vacuum - Built In,Wet Bar

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Foyer	10'2' x 5'1'	<b>Above</b>	Bedroom	15'5' x 10'10	<b>Below</b>	Steam Room	8'2' x 8'1'
<b>Main</b>	Office	11'9' x 11'0'	<b>Above</b>	Bedroom	12'2' x 10'11	<b>Below</b>	Utility	14'0' x 6'9'
<b>Main</b>	Laundry	13'2' x 7'4'	<b>Above</b>	Bedroom	15'8' x 13'4'	<b>Below</b>	Gym	13'8' x 15'1'
<b>Main</b>	Living Room	17'2' x 15'0'	<b>Above</b>	Walk-In Closet	7'3' x 7'1'	<b>Below</b>	Family Room	17'3 x 15'0'
<b>Main</b>	Dining Room	10'11 x 9'11'	<b>Above</b>	Attic	6'2' x 6'1'			
<b>Main</b>	Kitchen	13'8' x 16'1'	<b>Below</b>	Bedroom	14'1 x 11'7'			
<b>Above</b>	Primary Bedroom	18'10 x 15'6'	<b>Below</b>	Bar Room	13'6' x 16'0'			

<b>Finished Floor (Main):</b>	1,380 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,369 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	1,371 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	4,120 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Below	3	No
<b>Grand Total:</b>	4,120 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Stunning high quality built Eagle Mountain home with Panoramic views of Mt. Baker. Perfectly located in one of the most prestigious neighborhoods across from Irene Kelleher elementary and park. The main floor offers a gourmet kitchen with limestone counters, new vinyl plank flooring and upgraded appliances and opens to the Great room with 18" ceilings and breathtaking views. An Entertainers Paradise! The upper level features 4 bedrooms, including an oversized primary suite, fireplace and spa inspired ensuite with spectacular views from the soaker tub and it's own private balcony. The lower level contains a walk out basement w/separate entrance and private greenspace. Includes a cozy family room, 1 bed/1 bath, wet bar and a flex room for your private gym. Must be seen to be appreciated.