

Depth/Size (ft):	(1.77AC)	Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	174.00	Bathrooms:	3	Age:	3
Lot Area: (Acres)	1.77	Full Baths:	3	Zoning:	RR7
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$9,872.97
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	031-751-237

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT A SECTION 4 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN EPP118258
Amenities:	
Site Influences:	Private Setting,Private Yard,Rural Setting
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'7 x 15'2	Main	Mud Room	11'8 x 6'10	Above	Family Room	18'0 x 45'0
Main	Office	17'1 x 10'9	Above	Primary Bedroom	12'11 x 17'1	Bsmt	Den	20'2 x 25'6
Main	Great Room	21'2 x 21'11	Above	Bedroom	12'9 x 14'4	Bsmt	Gym	21'10 x 9'1
Main	Eating Area	12'6 x 17'11	Above	Bedroom	15'1 x 14'0	Bsmt	Storage	21'2 x 10'2
Main	Kitchen	14'0 x 17'11	Above	Bedroom	16'5 x 10'11	Bsmt	Storage	11'2 x 10'5
Main	Pantry	11'8 x 5'11	Above	Laundry	8'8 x 7'1	Bsmt	Storage	32'8 x 10'9
Main	Bedroom	12'11 x 13'9	Above	Walk-In Closet	7'10 x 5'11			

Finished Floor (Main):	2,125 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,418 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	4,543 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	2,125 sqft	Basement:	Full,Unfinished			
Grand Total:	6,668 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Exquisite home showcases refined elegance & meticulous attention to detail. Stunning architecture commands attention. 1.77ac of lush, landscaped grounds. Soaring ceilings create grandeur. 19th-century wood beams & reclaimed antique doors tastefully infuse character & warmth. Centrepiece elegant cast concrete fireplace. Timeless white oak cabinetry & flooring throughout. Gorgeous kitchen has discretely hidden appliances & fabulous range. Covered patio w/wood-burning fireplace offers tranquil retreat. Presently offers 5 bdrms w/ample flex space to expand comfortably to 9 bds. Romantic master w/gas fireplace & French cast mantle. Full bsmt holds incredible potential, with plumbing for a bath/wet bar (a separate entrance could be added). 864SF 3-car garage with dog washing station & heat.