

<b>Depth/Size (ft):</b>	116	<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	9	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	7,047.00	<b>Full Baths:</b>	7	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,508.68
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-353-738

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 8 - 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>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas
<b>Legal:</b>	031-353-738 LOT 10, PLAN EPP108289, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	10'9 x 11'9	Main	Laundry	8'1 x 8'3	Above	Walk-In Closet	13'9 x 11'5
Main	Bedroom	16'10 x 12'5	Main	Family Room	14'10 x 12'4	Above	Walk-In Closet	6'3 x 4'11
Main	Eating Area	11'6 x 6'11	Main	Walk-In Closet	8'1 x 5'2	Above	Walk-In Closet	7'4 x 5'7
Main	Dining Room	12'7 x 13'1	Above	Primary Bedroom	16' x 15'1	Above	Walk-In Closet	8'7 x 4'2
Main	Kitchen	16'11 x 16'11	Above	Bedroom	15'2 x 12'1	Bsmt	Bedroom	13'10 x 11'9
Main	Living Room	11'4 x 10'2	Above	Bedroom	14'1 x 11'8	Bsmt	Bedroom	13'3 x 10'3
Main	Wok Kitchen	8'1 x 11'1	Above	Bedroom	13'9 x 12'9	Bsmt	Living Room	17'6 x 8'5

<b>Finished Floor (Main):</b>	1,972 sqft	<b># Of Rooms:</b>	25	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,810 sqft	<b># Of Kitchens:</b>	3	Main	3	Yes
<b>Finished Floor (Below):</b>	1,966 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft		Legal	Above	5	Yes
<b>Finished Floor (Total):</b>	5,748 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Grand Total:</b>	5,748 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Above	3	Yes
		<b>Beds In Bsmt:</b>	3 / 8	Bsmt	3	No
		<b># Of Pets:</b>		Bsmt	3	No

WOW! This 8 Bedroom, 9 Bathroom almost 5800 sqft Custom home is a show stopper! This is luxury at its finest. Main floor has high ceilings and lots of windows for natural light. Dining and living combo, Family room and Gourmet Kitchen with SS appliances, Quartz Counters, a WOK Kitchen. Bedroom with bathroom. Laundry Room and Office! Upstairs has 4 bedrooms all with their own bathroom and walk-in closet, including the primary suite with a walk-in closet bigger than most bedrooms and a spa like en-suite that will blow you away! Basement has Theatre and powder rooms for the main house. A 2 bedroom legal suite and 1 bedroom Unauthorized suite. This home has a wide floorplan that feels unique. Total Luxury, top line finishes and double garage. 7000+ sqft lot. Location is PRIME. 10