

Depth/Size (ft):	120.00	Bedrooms:	6	Approx. Year Built:	2023
Frontage (ft):	113.00	Bathrooms:	5	Age:	1
Lot Area: (sq.ft.)	13,560.00	Full Baths:	4	Zoning:	RU-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,584.14
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-696-431

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Metal,Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	STRATA LOT 2, PLAN EPS8588, SECTION 25, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	
Features:	
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'5 x 19'1	Main	Primary Bedroom	16' x 15'	Above	Living Room	12' x 12'
Main	Dining Room	12'11 x 14'6	Above	Primary Bedroom	15'5 x 13'	Above	Kitchen	9'2 x 12'6
Main	Kitchen	16' x 10'	Above	Bedroom	12'1 x 14'4	Above	Dining Room	16'5 x 12'6
Main	Pantry	3' x 7'	Above	Bedroom	11'11 x 14'10	Above	Bedroom	10'11 x 12'1
Main	Foyer	10'5 x 21'	Above	Loft	10' x 11'	Above	Bedroom	10'11 x 12'1
Main	Den	12'2 x 11'11	Above	Study	3' x 7'	Above	Laundry	6' x 4'
Main	Laundry	11'6 x 8'6	Above	Foyer	3' x 3'			

Finished Floor (Main):	2,180 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,200 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	4,380 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,None	Above	3	No
Grand Total:	4,380 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Modern farmhouse on .31 acre (approx) fronting farmlands, custom built by local builder, interior designed by Center stage design. 4380 sqft. 2 story with master on main. Great room with 19 ft. ceiling & a gas fireplace, huge kitchen with top of the line appliances. Wet bar with beverage and wine cooler. Outdoor kitchen and gas fireplace. Huge 2 bedroom legal suite above triple garage. Heat pump, in ground sprinklers. Beautiful rural setting and country feel yet minutes to town, HWY 1 and US Border. GST is applicable. OPEN HOUSE March 16/17, 2-4 PM