

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2022
Frontage (ft):	49.60	Bathrooms:	5	Age:	2
Lot Area (sq.ft.):	4,919.00	Full Baths:	4	Zoning:	RS5-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,281.30
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	027-798-569

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View: Yes : YES - MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 20 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39646

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty, Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'9 x 18'6	Main	Patio	21'6 x 13'5	Above	Walk-In Closet	5' x 5'1
Main	Dining Room	20'9 x 11'6	Above	Primary Bedroom	13'8 x 16'8	Above	Laundry	9'2 x 6'
Main	Den	10'6 x 11'4	Above	Walk-In Closet	9'4 x 10'6	Above	Patio	21'6 x 13'5
Main	Kitchen	20'9 x 12'0	Above	Bedroom	14'6 x 11'4	Bsmt	Great Room	13' x 18'
Main	Wok Kitchen	5'10 x 8'11	Above	Walk-In Closet	5' x 6'	Bsmt	Recreation Room	14'7 x 10'
Main	Mud Room	6' x 9'	Above	Bedroom	13' x 11'	Bsmt	Media Room	18' x 19'6
Main	Foyer	8'6 x 8'0						

Finished Floor (Main):	1,500 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,260 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,936 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,696 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	4,696 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

STUNNING newly built home boasting 6 spacious bedrooms and 5 modern bathrooms. Built by Palermo Homes. Spanning an impressive 4,600 square feet, this home is designed to exceed all expectations. Breathtaking mountain views! Step inside and be greeted by an abundance of natural light that floods the open-concept living spaces, creating an inviting and warm atmosphere. The meticulous craftsmanship and attention to detail are evident throughout. Easy access to various amenities, schools, and recreational facilities. Don't miss the opportunity to make this extraordinary residence your own. Contact us today for a private showing! OPEN HOUSE MARCH 16TH AND MARCH 17TH SAT-SUN 2PM-4PM