

Depth/Size (ft):	156	Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):	187.00	Bathrooms:	5	Age:	30
Lot Area: (Acres)	1.74	Full Baths:	3	Zoning:	HR
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,266.68
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	015-647-391

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Triple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : 180 degree valley mountain

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 74, PLAN NWP84228, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19' x 7'6	Main	Bedroom	13'9 x 12'	Bsmt	Living Room	18'6 x 13'7
Main	Kitchen	16'6 x 16'2	Main	Bedroom	12'7 x 10'2	Bsmt	Bedroom	17'10 x 13'4
Main	Eating Area	13'7 x 11'11	Main	Foyer	12'7 x 11'	Bsmt	Bedroom	15' x 13'10
Main	Dining Room	18'4 x 13'5	Main	Laundry	10'11 x 9'9	Bsmt	Storage	19' x 8'8
Main	Living Room	20' x 15'3	Bsmt	Family Room	25'3 x 24'10	Bsmt	Storage	11'8 x 3'2
Main	Primary Bedroom	20'1 x 17'8	Bsmt	Gym	19' x 7'4	Bsmt	Walk-In Closet	9'11 x 6'4
Main	Walk-In Closet	11' x 8'8	Bsmt	Media Room	18'4 x 12'12	Bsmt	Bar Room	11'10 x 6'6

Finished Floor (Main):	3,088 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	3,088 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	6,176 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	2	No
Grand Total:	6,176 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Absolutely stunning property, prepare to be impressed. Incredible & spacious 5 (could be 6) bdrm 5 bath home on a private acreage. Epic view will take your breath away. 6,176 sf. of living space. Enter the home and see the view through the open living room. 3 bdrm 3 baths on the main level. The open kitchen & eating area has direct access to an amazing 1053 sf patio perfect for entertaining. Below would be perfect for extended family, short, or long term rental. The basement is an entertainer's dream with a 116" screen, 2 level, 6 seat theater with great sound, a wet bar, a gym/games room & 2 more bedrooms, 2 bathroom with a flex room that could be converted into another bedroom. Completely covered 737 sf patio. Lots of parking, 3 car garage! 100's of thousands of \$ spent on renos.