

Depth/Size (ft):	100	Bedrooms:	7	Approx. Year Built:	2022
Frontage (ft):	70.00	Bathrooms:	7	Age:	2
Lot Area: (sq.ft.)	6,560.00	Full Baths:	6	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,565.61
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-811-937

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Brick,Frame - Wood	Covered Parking:	
Exterior:	Brick,Concrete,Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain View/Greenspace
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 59, PLAN NWP16432, DISTRICT LOT 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12' x 12'7	Above	Primary Bedroom	15' x 15'	Below	Kitchen	10' x 12'6
Main	Foyer	8'1 x 11'7	Above	Bedroom	14'7 x 12'4	Below	Recreation Room	18'5 x 10'9
Main	Living Room	12' x 12'4	Above	Bedroom	12' x 13'	Below	Recreation Room	14' x 10'6
Main	Family Room	25'10 x 15'3	Above	Bedroom	12' x 13'5			
Main	Kitchen	12'4 x 15'3	Above	Bedroom	11'7 x 10'			
Main	Pantry	10'8 x 5'3	Below	Bedroom	11'7 x 10'			
Main	Mud Room	9'10 x 5'5	Below	Bedroom	11'7 x 10'			
			Below	Living Room	25'11 x 12'6			

Finished Floor (Main):	1,570 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,500 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,570 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite,Licensed Suite	Above	3	Yes
Finished Floor (Total):	4,640 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Above	3	No
Grand Total:	4,640 sqft	Beds In Bsmt:	0 / 7	Below	3	No
		# Of Pets:		Below	3	No

TRULY CUSTOM BUILT! Quality finishing throughout with high end FISHER & PAYKEL APPLIANCE Package. LARGE Bedrooms upstairs and a MASTER ON THE MAIN FLOOR. Located in quiet family oriented neighborhood with easy access to bridge, highway, bus stop, sky train, SCHOOLS and all amenities. RADIANT heating, AIR CONDITIONING and SMART CONTROLLED LIGHTING/SPEAKERS (CONTROL 4). Large legal suite in basement + rec area. TONS OF PARKING - Large DRIVEWAY and Street parking available. Contact to book your viewing.