

<b>Depth/Size (ft):</b>	514.9	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	479.33	<b>Bathrooms:</b>	5	<b>Age:</b>	19
<b>Lot Area: (Acres)</b>	4.16	<b>Full Baths:</b>	5	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$9,450.07
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	006-715-575

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,Tandem Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Balcnry(s) Patio(s) Dck(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Murrayville
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 11 SECTION 32 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 32357 MHR 019618 CSA 4521
<b>Amenities:</b>	Air Cond./Central,Garden,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Pantry,Vaulted Ceiling,Wet Bar
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 14'	Main	Office	19' x 12'9	Above	Bedroom	14' x 13'5
Main	Dining Room	15'7 x 14'	Main	Office	12'5 x 11'9	Above	Bedroom	16'4 x 12'9
Main	Kitchen	15'9 x 15'7	Main	Laundry	11'11 x 8'5	Above	Bedroom	15'1 x 12'9
Main	Pantry	5'8 x 3'2	Main	Storage	9'4 x 3'2			
Main	Eating Area	9'10 x 8'11	Main	Foyer	18'3 x 13'1			
Main	Family Room	19'4 x 17'	Above	Primary Bedroom	24'8 x 16'6			
Main	Bedroom	13'7 x 12'9	Above	Walk-In Closet	10'10 x 9'8			

<b>Finished Floor (Main):</b>	2,466 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,047 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Above	4	No
<b>Finished Floor (Total):</b>	4,513 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Above	6	Yes
<b>Grand Total:</b>	4,513 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Rare Find! Private parklike 4.16 acre multi-generational estate. Amazing location - Minutes walk to shops & restaurants of Murrayville town centre. On city water & city sewer. Bonus - fantastic investment across the street from single family homes & Old Yale Park. Loads of parking for all your toys (zoning allows for 3 commercial vehicles). Two private driveways to 2 homes. Main home is custom-built 4513 sf 5 bedrm, 5 bathrm 2 level w/easy inlaw side suite. High ceilings & tons of natural light. Huge gourmet kitchen w/large island. 2 separate offices or extra bedrms on main. 4 bedrms & 3 bathrms up – master w/balcony, deluxe ensuite & his/hers walkin closet. Triple garage. 2nd home is a double wide 2 bedrm mobile w/own private yard & parking. Level & all usable. Excellent holding property.