

Depth/Size (ft):	125	Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	72.00	Bathrooms:	3	Age:	45
Lot Area: (sq.ft.)	8,988.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,966.69
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	010-494-162

Style of Home:	3 Storey	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Aluminum,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Completely	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),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	Yes : MT BAKER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer
Legal:	LOT 48 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 7'11	Above	Walk-In Closet	11' x 6'5	Below	Utility	14'2 x 3'8
Main	Living Room	20'4 x 19'9	Above	Other	11'8 x 10'6			
Main	Dining Room	14'4 x 13'11	Below	Recreation Room	15'10 x 10'8			
Main	Kitchen	19'10 x 8'11	Below	Bedroom	9'11 x 11'10			
Main	Eating Area	9'3 x 9'3	Below	Bedroom	9'9 x 12'2			
Main	Pantry	10'1 x 5'2	Below	Family Room	12'7 x 16'8			
Above	Primary Bedroom	10'0 x 15'1	Below	Laundry	15'10 x 8'9			

Finished Floor (Main):	1,321 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	558 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,207 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	3,086 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,086 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This extensively renovated West Coast-style home combines beauty with practicality. Its design emphasizes function & various standout features. The vaulted ceilings and large windows, flood the interior with natural light. The integration of a 19th-century French marble mantel, lighting from the NY Waldorf Astoria adds an elegant touch of style & beauty. A Chef's Kitchen and expansive walk-through pantry offer dining options in both the eat-in area and the full-size dining room. The private primary suite is a luxurious retreat, boasting an oversized ensuite, a spacious walk-in closet, and a private deck. Outside, the property features 491 sq. ft. of private balconies and stunning gardens that showcase a captivating "bridge" entrance. New on demand hot water system. See walk thru Video