

<b>Depth/Size (ft):</b>	489	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	206.10	<b>Bathrooms:</b>	6	<b>Age:</b>	21
<b>Lot Area: (Acres)</b>	2.32	<b>Full Baths:</b>	5	<b>Zoning:</b>	RA
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$8,689.92
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	011-238-381

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic

**Legal:** EAST HALF LOT 7 BLOCK 1 SECTION 31 TOWNSHIP 8NEW WESTMINSTER DISTRICT PLAN 6870

**Amenities:**

**Site Influences:** Private Setting

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX 2000 Realty, RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 9'1	Main	Laundry	12'5 x 8'8	Bsmt	Den	28'2 x 20'6
Main	Family Room	18'2 x 15'4	Above	Primary Bedroom	14'2 x 17'3	Bsmt	Den	48'0 x 14'9
Main	Dining Room	15'8 x 15'3	Above	Walk-In Closet	11'6 x 8'9	Bsmt	Storage	4'10 x 12'4
Main	Kitchen	14'9 x 13'5	Above	Bedroom	12'8 x 10'1	Bsmt	Storage	12'10 x 24'6
Main	Eating Area	9'1 x 15'1	Above	Bedroom	12'8 x 11'10	Bsmt	Storage	8'4 x 14'8
Main	Living Room	18'8 x 21'7	Above	Bedroom	16'8 x 14'11	Bsmt	Utility	9'10 x 8'10
Main	Bedroom	13'5 x 15'1	Bsmt	Gym	18'8 x 20'9			

<b>Finished Floor (Main):</b>	2,602 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,544 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	2,613 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	6,759 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Partly Finished	Above	4	Yes
<b>Grand Total:</b>	6,759 sqft	<b>Beds In Bsmt:</b>	0 / 5	Bsmt	4	No
		<b># Of Pets:</b>				

The art of living is represented in this rare real estate opportunity. 2.31 acres in Tynehead is scheduled for future development in the next 4-6 years. But right now it offers a luxury estate. Precise commitment to creating a luxurious, practical, comfortable and functional space is evident in every part of this magnificent home. A complete list of all the features is available upon request BUT a brief overview is: 3 storey home, walk out unfinished basement, 2 primary bedrooms with one on main floor, space for future elevator, 6 bathrooms, 5 bedrooms, estate sized rooms, 10 foot ceilings on two floors, heated triple garage, two outdoor covered decks and room to park a huge RV in the garage.