

Depth/Size (ft):	88	Bedrooms:	8	Approx. Year Built:	2023
Frontage (ft):	82.00	Bathrooms:	8	Age:	1
Lot Area: (sq.ft.)	7,212.00	Full Baths:	7	Zoning:	R-1D
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,541.38
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-353-789

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 13, PLAN EPP108289, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LANDDISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 9'11	Main	Wok Kitchen	12'10 x 6'8	Above	Bedroom	13'1 x 14'
Main	Living Room	11'11 x 13'6	Main	Bedroom	13'4 x 12'3	Above	Walk-In Closet	5' x 6'8
Main	Dining Room	9'7 x 12'	Main	Mud Room	11'6 x 5'	Above	Bedroom	13'11 x 12'5
Main	Den	10' x 11'	Above	Primary Bedroom	17'7 x 17'5	Above	Walk-In Closet	7'8 x 3'9
Main	Family Room	21'7 x 15'	Above	Walk-In Closet	9'11 x 11'	Above	Laundry	9'10 x 5'
Main	Nook	18'4 x 10'	Above	Bedroom	13'3 x 14'	Bsmt	Living Room	10'1 x 16'1
Main	Kitchen	17'11 x 15'	Above	Walk-In Closet	5' x 7'	Bsmt	Kitchen	9'8 x 9'8

Finished Floor (Main):	1,868 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,842 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	1,819 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	5,529 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Above	4	Yes
Grand Total:	5,529 sqft	Beds In Bsmt:	3 / 8	Above	4	Yes
		# Of Pets:		Bsmt	4	No
				Bsmt	4	No

Welcome to this stunning brand new custom home that introduces a life of luxury you've always dreamed of. With 8 Bedrooms and 8 Bathrooms (all ENSUITES upstairs), this STANDOUT home is suited to meet the entire family's needs so you can relax in the open concept plan. This home also uniquely accommodates a 2 bedroom legal suite + recreation room with full bath, so you can enjoy your living with ease! Opportune location. This home has it all - don't miss this chance! A MUST SEE!!! Open house this Sunday, 21 July 2024 from 2PM - 4PM.