

Depth/Size (ft):	240.00	Bedrooms:	7	Approx. Year Built:	2008
Frontage (ft):	175.00	Bathrooms:	5	Age:	16
Lot Area: (sq.ft.)	39,073.00	Full Baths:	4	Zoning:	S20
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,790.83
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-061-442

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Concrete,Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 3, PLAN BCP29829, SECTION 26, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 17'7	Main	Foyer	6'7 x 7'6	Above	Family Room	17'1 x 13'1
Main	Kitchen	17'11 x 14'2	Main	Laundry	8' x 12'7	Above	Walk-In Closet	11'8 x 4'7
Main	Family Room	17'8 x 12'5	Main	Pantry	3'10 x 3'5	Below	Bedroom	20'2 x 12'6
Main	Dining Room	19'8 x 11'6	Above	Primary Bedroom	17'11 x 15'6	Below	Bedroom	15'7 x 12'10
Main	Eating Area	7'6 x 12'5	Above	Bedroom	21'8 x 11'9	Below	Den	25'8 x 10'5
Main	Bedroom	10'11 x 11'11	Above	Bedroom	17'3 x 9'9	Below	Flex Room	19'8 x 42'6
Main	Office	13'7 x 11'3	Above	Bedroom	13'7 x 9'9	Below	Flex Room	20'4 x 21'1

Finished Floor (Main):	2,015 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,760 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,226 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	5,001 sqft	Crawl/Bsmt Height:		Above	5	No
Unfinished Floor:	1,226 sqft	Basement:	Full,Fully Finished	Below	4	No
Grand Total:	6,227 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Stunning custom-built 7-bed, 5-bath family home on almost a full acre mostly flat lot with mountain views in coveted Hatzic area. With more than 6,200 sqft of living space on 3 floors, this stately property exudes comfort, luxury & style throughout: stellar curb appeal; grand foyer entrance with Greek pillars & vaulted ceilings; open-plan chef's kitchen with granite countertops, s/s appliances & walk-in pantry; 18 rooms incl. multiple spacious family & flex rooms, office & den; two 5-piece bathrooms; 540 sqft partially covered entertainment deck; private tiered yard backing onto green space; 3-bay garage with charger for electric vehicles. Easy to suite basement! Prestigious neighbourhood close to amenities & minutes to downtown Mission, highway access & West Coast Express commuter train.