

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area: (sq.ft.)</b>	6,910.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,551.31
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-207-762

<b>Style of Home:</b>	3 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN EPP34984, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Elevator,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Bsmt</b>	Kitchen	12'0 x 10'2	<b>Below</b>	Bedroom	13'6 x 11'0	<b>Main</b>	Kitchen	16'10 x 11'4
<b>Bsmt</b>	Dining Room	9'7 x 9'1	<b>Below</b>	Bedroom	11'0 x 9'6	<b>Main</b>	Walk-In Closet	9'5 x 8'0
<b>Bsmt</b>	Living Room	17'8 x 10'0	<b>Below</b>	Storage	19'9 x 10'5	<b>Main</b>	Primary Bedroom	15'6 x 14'7
<b>Bsmt</b>	Bedroom	12'11 x 10'11	<b>Main</b>	Bedroom	19'0 x 13'0	<b>Main</b>	Laundry	10'0 x 7'6
<b>Bsmt</b>	Bedroom	12'11 x 12'2	<b>Main</b>	Bedroom	11'6 x 10'11	<b>Main</b>	Storage	4'10 x 4'6
<b>Bsmt</b>	Laundry	5'11 x 5'5	<b>Main</b>	Living Room	18'11 x 16'7	<b>Above</b>	Games Room	27'4 x 23'5
<b>Below</b>	Foyer	11'1 x 8'2	<b>Main</b>	Dining Room	14'5 x 14'1	<b>Above</b>	Family Room	16'0 x 14'0

<b>Finished Floor (Main):</b>	2,231 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	786 sqft	<b># Of Kitchens:</b>	2	Bsmt	4	No
<b>Finished Floor (Below):</b>	960 sqft	<b># Of Levels:</b>	4	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	550 sqft	<b>Suite:</b>	Legal Suite	Main	5	Yes
<b>Finished Floor (Total):</b>	4,527 sqft	<b>Crawl/Bsmt Height:</b>		Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	4,527 sqft	<b>Beds In Bsmt:</b>	2 / 7			
		<b># Of Pets:</b>				

Exceptional 7 Bed, 4 Bath Custom Home showcases unrivaled craftsmanship & meticulous attention to detail. The expansive living room features a stunning fireplace and ample natural light. The open-concept design flows into a chef's kitchen with bright white cabinets, a gorgeous backsplash, and stainless steel appliances, including a gas stove. The main floor includes a spacious primary bedroom w/ huge walk-in closet & a impressive ensuite, along w/ two additional bedrooms. Upstairs reveals a vast games room & family room, while the lower level offers a grand foyer, two more bedrooms, storage, & a garage. Designed with wheelchair accessibility, the home includes an ELEVATOR! Legal 2-bed, 1-bath suite w/ a fully equipped kitchen. Two expansive patios enhance the entertaining space. Must-see!