

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	144.81	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	20,473.00	Full Baths:	3	Zoning:	RH
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,522.50
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	001-554-000

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple,Open
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Ocean, Farmland
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 149 DISTRICT LOT 51 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 59054
Amenities:	Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 10'9	Main	Office	10'0 x 10'6	Above	Walk-In Closet	5'1 x 10'9
Main	Family Room	20'2 x 14'9	Main	Laundry	11'3 x 10'7	Above	Bedroom	16'11 x 26'8
Main	Dining Room	12'9 x 12'11	Main	Storage	8'1 x 3'2	Above	Walk-In Closet	5'11 x 37'8
Main	Kitchen	10'7 x 14'9	Above	Bedroom	13'2 x 13'0			
Main	Eating Area	8'2 x 20'3	Above	Bedroom	13'6 x 11'7			
Main	Living Room	16'11 x 14'0	Above	Primary Bedroom	15'4 x 14'11			
Main	Bar Room	10'11 x 5'0	Above	Walk-In Closet	5'2 x 9'3			

Finished Floor (Main):	1,775 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,923 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	3,698 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,698 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

EXECUTIVE HOME in the sought-after neighborhood of Panorama Ridge! This stunning residence offers a triple car garage & ample parking space. Inside, you'll find an open concept, high ceilings & beautiful hardwood floors. The kitchen has been upgraded with modern features like granite countertops & stainless steel appliances, flowing seamlessly into the cozy family room w/ a convenient wet bar. Step into the backyard, and you'll find a private paradise with a refreshing pool, relaxing hot tub, and spacious deck area. Upstairs, there are 3 comfortable bedrooms & a versatile games room that can be tailored to your needs or extra space for the inlaws. You will enjoy the ocean views from the upper level. Don't miss the chance to make this extraordinary home yours! Call now for private viewing!