

Depth/Size (ft):	IRREG	Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):	54.00	Bathrooms:	4	Age:	27
Lot Area: (sq.ft.)	38,725.00	Full Baths:	3	Zoning:	S20
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,675.25
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	023-083-263

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 5 SECTION 30 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN LMP22702

Amenities:

Site Influences: Cul-de-Sac,Private Setting

Features: Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'0 x 10'8	Main	Storage	6'2 x 7'9	Below	Family Room	14'1 x 16'5
Main	Living Room	13'9 x 15'11	Above	Primary Bedroom	15'11 x 16'7	Below	Games Room	22'4 x 12'9
Main	Dining Room	13'9 x 11'0	Above	Walk-In Closet	6'0 x 5'9	Below	Bedroom	10'4 x 10'9
Main	Kitchen	12'10 x 12'9	Above	Bedroom	14'1 x 11'6	Below	Bedroom	10'1 x 10'9
Main	Eating Area	9'10 x 12'9	Above	Bedroom	14'1 x 11'6	Below	Storage	13'5 x 9'7
Main	Family Room	13'5 x 16'9	Above	Laundry	6'0 x 5'0			
Main	Office	9'4 x 9'7	Above	Storage	6'1 x 2'10			

Finished Floor (Main):	1,475 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,074 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,536 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	4,085 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,085 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Nestled in a prestigious cul-de-sac on .88 acres, this splendid 4000 SF home boasts a private yard with a picturesque pond, island, bridge, and waterfall. Enjoy a giant, gas-heated spa year-round. The home features elegant living and dining rooms off the foyer, a superb kitchen with a center island, granite countertops, and a Jenn Air range, leading to a vaulted family room. Also includes a main floor den, 3 large upstairs bedrooms, and a master ensuite with a separate tub and shower. The basement offers a walkout to the yard, abundant natural light, a large family room, and a bar, plus 2 bedrooms and a full bath. There's a sizable basement garage/workshop plus a 2-car garage on the main level. Steps from Mission Golf Course, in what might be Mission's finest cul-de-sac!