

Depth/Size (ft):	85	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	43.80	Bathrooms:	5	Age:	0
Lot Area: (sq.ft.)	3,822.00	Full Baths:	5	Zoning:	RF-12
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,443.15
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-496-411

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed, Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN AND OCEAN VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 11, PLAN EPP68556, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT 030-496-411
Amenities:	
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vaulted Ceiling,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 21'0	Above	Laundry	8'0 x 9'0
Main	Kitchen	12'0 x 13'0	Bsmt	Media Room	14'0 x 22'0
Main	Family Room	13'0 x 16'0	Bsmt	Gym	10'0 x 14'0
Main	Office	11'0 x 12'0	Bsmt	Flex Room	14'0 x 15'0
Above	Bedroom	13'0 x 13'0	Bsmt	Bedroom	10'0 x 10'0
Above	Bedroom	11'0 x 12'0	Bsmt	Bedroom	11'0 x 10'0
Above	Bedroom	12'0 x 14'0			

Finished Floor (Main):	1,237 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,070 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above		Yes
Finished Floor (Bsmt):	1,261 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,568 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	No
Grand Total:	3,568 sqft	Beds In Bsmt:	2 / 5	Bsmt	3	No
		# Of Pets:		Bsmt		No

ELEGANT QUALITY NEW HOME W/OCEAN VIEW IN DESIRABLE GRANDVIEW HEIGHTS'BEST LOCATION!!! THIS SPACIOUS 3500+SF HOME SHOWCASES A BRIGHT AND OPEN LAYOUT W/A GOURMET KITCHEN + WOK KITCHEN DETAILED W/ HIGH-END APPLIANCES, A GRAND LIVING/DINING AREA,& LARGE FAMILY ROOM PERFECT FOR ENTERTAINMENT. UPSTAIRS FEATURES HDWD FLR, A LARGE MASTER BEDROOM WITH LUXURIOUS SPA-LIKE ENSUITE PLUS 2 ADDITIONAL BEDS WITH ENSUITES. BASEMENT LEVEL BOASTS A MASSIVE MULTIMEDIA AREA PLUS OFFICE/GYM, AND A LEGAL 2 BEDS, 1 BATH SUITE. SPECIAL FEATURES INCLUDING HDWD FLR, VIDEO CAMERA , HVAC SYSTEM , WINDOW BLINDS,COVERED PATIO & FULLY FENCED ETC. JUST MINUTES AWAY GRANDVIEW HEIGHTS AQUATIC CENTRE, ELEMENTARY AND HIGH SCHOOLS, MORGAN CROSSING AND GRANDVIEW CORNERS OFFERING BRAND NAME SHOPS, DINING, & MORE!ACT FAST !