

<b>Depth/Size (ft):</b>	213.15	<b>Bedrooms:</b>	9	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	102.56	<b>Bathrooms:</b>	8	<b>Age:</b>	0
<b>Lot Area: (Acres)</b>	1.65	<b>Full Baths:</b>	6	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,537.70
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	250.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-568-039

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 8 - Covered: 5
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	5
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain and Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Sunset Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	STRATA LOT 1 SECTION 20 TOWNSHIP 39 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1688 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Elevator
<b>Site Influences:</b>	Gated Complex,Greenbelt,Private Setting,Rural Setting
<b>Features:</b>	Air Conditioning,Garage Door Opener,Pantry,Refrigerator,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Stove,Vaulted Ceiling
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 6'0	Main	Bedroom	12'8 x 11'0	Above	Bedroom	12'8 x 11'0
Main	Living Room	18'10 x 15'4	Main	Primary Bedroom	16'8 x 17'8	Above	Primary Bedroom	16'8 x 17'8
Main	Dining Room	16'2 x 10'0	Main	Walk-In Closet	9'4 x 9'6	Above	Walk-In Closet	9'4 x 12'10
Main	Kitchen	17'0 x 11'2	Above	Recreation Room	17'2 x 41'0	Bsmt	Foyer	5'4 x 6'0
Main	Pantry	7'11 x 6'8	Above	Storage	7'11 x 6'8	Bsmt	Living Room	25'10 x 12'6
Main	Laundry	8'8 x 6'8	Above	Laundry	8'8 x 6'8	Bsmt	Kitchen	16'0 x 8'0
Main	Bedroom	12'8 x 11'0	Above	Bedroom	12'8 x 11'0	Bsmt	Bedroom	11'6 x 10'0

<b>Finished Floor (Main):</b>	2,414 sqft	<b># Of Rooms:</b>	26	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,433 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	5	No
<b>Finished Floor (Bsmt):</b>	2,031 sqft	<b>Suite:</b>	Legal Suite	Main	5	Yes
<b>Finished Floor (Total):</b>	6,878 sqft	<b>Crawl/Bsmt Height:</b>		Above	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished	Above	5	No
<b>Grand Total:</b>	6,878 sqft	<b>Beds In Bsmt:</b>	3 / 9	Above	5	Yes
		<b># Of Pets:</b>		Bsmt	4	No
				Bsmt	4	Yes

rand New Home on Sunset Ridge in Prestigious Anmore, in a gated, private road community. Totally Custom designed dream home with the largest of families and accessibility in mind - w/ 6878sqft, 9 beds/8 baths including a legal, 968 sqft ground level suite. Amazing great room designs w/ all floors having breathtaking panoramic views from multiple areas inside and out, all easily accessed via Elevator. Huge showroom kitchen and Wet-bar areas both access covered decks for entertaining guests in style. Large Master bdrm on the main and top floor, both w/WIC and spa like en-suite. Vaulted ceilings on the top floor and Laundry rooms on all three floors. Nature, trails, Buntzen Lake all nearby. Quick Access to the City. Must be viewed to appreciate. OPEN HOUSE: Sunday, June 30 from 12-2pm.