

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

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

View:	Yes : Mountain and Valley
Mgmt. Company:	
Complex / Subdiv:	Sunset Ridge
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	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
Amenities:	Air Cond./Central,Elevator
Site Influences:	Gated Complex,Greenbelt,Private Setting,Rural Setting
Features:	Air Conditioning,Garage Door Opener,Pantry,Refrigerator,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Stove,Vaulted Ceiling
Bylaw Restrict:	No Restrictions
Listing Broker(s):	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

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