

Depth/Size (ft):	IRR	Bedrooms:	10	Approx. Year Built:	2022
Frontage (ft):	138.12	Bathrooms:	9	Age:	2
Lot Area: (sq.ft.)	14,941.00	Full Baths:	8	Zoning:	N96
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,969.52
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	031-352-090

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

View: Yes : MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2, PLAN EPP99794, SECTION 32, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Garden,In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac,Private Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Oven - Built In,Pantry,Security System,Smoke Alarm,Sprinkler - Inground,Storage Shed

Bylaw Restrict:

Listing Broker(s): Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'6	Main	Foyer	8'3 x 6'6	Bsmt	Media Room	17'5 x 19'
Main	Dining Room	10' x 14'	Main	Laundry	12' x 8'	Bsmt	Bedroom	10'6 x 11'11
Main	Kitchen	13' x 18'	Above	Primary Bedroom	16' x 16'	Bsmt	Bar Room	20'7 x 9'5
Main	Wok Kitchen	7' x 11'	Above	Bedroom	15' x 14'	Bsmt	Bedroom	11' x 10'2
Main	Family Room	16' x 17'	Above	Bedroom	13' x 12'6	Bsmt	Bedroom	11' x 9'8
Main	Bedroom	11' x 11'6	Above	Bedroom	16' x 13'7	Bsmt	Laundry	8' x 8'
Main	Den	11'6 x 10'	Above	Bedroom	8'8 x 8'5	Bsmt	Living Room	7'6 x 12'

Finished Floor (Main):	2,038 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,792 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	2,455 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	6,285 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full	Above	3	Yes
Grand Total:	6,285 sqft	Beds In Bsmt:	4 / 10	Above	3	Yes
		# Of Pets:		Bsmt	3	No
				Bsmt	3	No

Come check this custom / newly built home on a cul-de-sac which is centrally located on a .343 of an acre. The home has media room under the garage bunker, nicely landscaped, underground water sprinkler, built in Napoleon barbecue and speakers on the patio for your entertainment, Hot Tub of master/primary bedroom, built in vac, Central AC, back Generator, blue tooth built in speakers, Poxy in garage and patio. Close to most amenities yet private setting backing on to green belt area. A Must-see home as home is custom built by many extra by the builder. Open House Sunday April 7 from 2-4 pm.