

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):	300.00	Bathrooms:	5	Age:	29
Lot Area: (sq.ft.)	25,510.00	Full Baths:	3	Zoning:	R930
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,167.23
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-011-101

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Log	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : '
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT A, PLAN EPP88098, SECTION 26, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'9 x 17'3	Below	Dining Room	10'3 x 17'7	Above	Bedroom	9'6 x 13'1
Main	Kitchen	11'2 x 10'1	Below	Kitchen	13'5 x 11'4	Above	Bedroom	9'9 x 13'1
Main	Dining Room	10'11 x 15'7	Below	Bedroom	13'11 x 10'6	Above	Bedroom	9' x 9'4
Main	Primary Bedroom	14'9 x 13'5	Below	Den	9'11 x 13'1	Above	Storage	8' x 3'1
Main	Foyer	3'9 x 9'3	Below	Walk-In Closet	5'11 x 6'4			
Main	Laundry	5'9 x 8'9	Below	Laundry	5'9 x 12'			
Below	Living Room	14'11 x 17'7	Above	Living Room	13'8 x 15'5			

Finished Floor (Main):	1,389 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	893 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,389 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	4	Yes
Finished Floor (Total):	3,671 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Above	4	No
Grand Total:	3,671 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

A genuine showstopper! Gorgeous 5-bedroom plus den, 5-bathroom iconic A-frame log home complete with legal suite on a 25,000+ sq ft lot with city sewer in the coveted Hatzic area of town and with unobstructed mountain, river & valley views from all 3 storeys. The property exudes stateliness and charm, sitting at the top of the lot and commanding attention with its unrivalled curb appeal, and features 1,400+ sq ft of decks (including hot tub) & balcony to enjoy the stunning vistas. Beautifully maintained and updated interior features spacious, well-appointed rooms and 3 full baths over 3,600 sq ft of living space. Den has murphy bed installed and is currently being used as 6th bedroom. A must-see! Shows a 10! Open house Sunday 7 April, 3:30pm - 4:30pm.