

<b>Depth/Size (ft):</b>	166	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	41.00	<b>Bathrooms:</b>	5	<b>Age:</b>	17
<b>Lot Area: (sq.ft.)</b>	11,457.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,577.90
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-339-404

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 9 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Stucco	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<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 NonStrata
<b>Fuel/Heating:</b>	Mixed	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN BCP18608, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT.
<b>Amenities:</b>	Exercise Centre,In Suite Laundry
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Lane Access,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Wet Bar
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	Bedroom	10'3 x 12'5	<b>Main</b>	Foyer	7'1 x 10'1	<b>Main</b>	Kitchen	12'5 x 14'11
<b>Below</b>	Gym	11'8 x 13'1	<b>Main</b>	Bedroom	11'3 x 10'11	<b>Main</b>	Kitchen	12'4 x 5'6
<b>Below</b>	Media Room	12'8 x 11'1	<b>Main</b>	Living Room	13'4 x 13'2	<b>Above</b>	Bedroom	11'2 x 12'2
<b>Below</b>	Utility	6'4 x 6'11	<b>Main</b>	Dining Room	13'4 x 11'11	<b>Above</b>	Bedroom	12'11 x 11'1
<b>Below</b>	Storage	9'10 x 6'7	<b>Main</b>	Laundry	10'6 x 7'3	<b>Above</b>	Bedroom	13'8 x 11'7
<b>Below</b>	Family Room	42'3 x 14'10	<b>Main</b>	Family Room	17'11 x 14'10	<b>Above</b>	Primary Bedroom	13'11 x 17'6
<b>Below</b>	Patio	43'9 x 13'0	<b>Main</b>	Eating Area	10'3 x 6'4	<b>Above</b>	Walk-In Closet	13'11 x 7'1

<b>Finished Floor (Main):</b>	1,716 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,451 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,704 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	4,871 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft			Below	4	No
<b>Grand Total:</b>	4,871 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

STUNNING custom home, boasting 6 bedrooms and 5 bathrooms, sits on a spacious 11,457 SQFT lot in Fleetwood's prestigious neighbourhood. Nestled in a tranquil cul-de-sac, it offers rare LANE ACCESS and views of the North Shore mountains. The exterior of the house captivates a blend of stone and exudes elegance, with meticulous attention to detail! Walking distance to the new skytain, Ecole Frost Elementary, North Surrey Secondary & more! Separate entrance & kitchen in the basement, the home is ideal for accommodating guests or EASILY converting to a 1 or 2-bed suite! Potential for Lane way House & Extra parking off the laneway!