

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2019
Frontage (ft):	45.00	Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	4,520.00	Full Baths:	4	Zoning:	RC372
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,153.40
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	030-340-705

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 23, PLAN EPP78491, SECTION 22, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage,Swirlpool/Hot Tub

Site Influences: Cul-de-Sac,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Water Dispenser,Microwave,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 13'11	Below	Living Room	13'6 x 14'2
Main	Dining Room	16'8 x 10'4	Below	Kitchen	15'5 x 6'10
Main	Kitchen	16'3 x 12'5	Below	Bedroom	12'2 x 9'10
Main	Primary Bedroom	13'6 x 14'5	Below	Bedroom	12'2 x 9'9
Main	Walk-In Closet	4'9 x 5'0	Below	Bedroom	8'10 x 14'2
Main	Bedroom	14'4 x 9'11	Below	Laundry	11'2 x 7'
Main	Bedroom	10'6 x 12'1	Below	Foyer	7'5 x 6'0

Finished Floor (Main):	1,492 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,314 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,806 sqft	Crawl/Bsmt Height:		Below	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,806 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

A seamless blend of luxury, style & comfort define this elegant executive home. With 6 bedrms & 4 bathrms everyone has uncompromised space in this well-designed floorplan. Main level boasts 10-ft ceilings, captivating & expansive kitchen featuring high-end appliances & stunning countertops & an open living/dining rm. The primary bedroom has a trayed ceiling, ensuite & walk-in closet, there are 2 more bedrms up, a main bathroom & a walk-out back yard nestled by a greenbelt affording serenity & privacy. Below, there's a thoughtfully designed 2 bedroom, self-contained suite with separate entry & a 6th bedrm with its own ensuite, making it ideal for an office, guest, teenager or elderly family. Quiet cul-de-sac in a newer subdivision surrounded by nature, double car garage, A/C & a hot tub!