

Depth/Size (ft):	51	Bedrooms:	8	Approx. Year Built:	2014
Frontage (ft):	52.49	Bathrooms:	6	Age:	10
Lot Area: (sq.ft.)	8,970.00	Full Baths:	6	Zoning:	R930
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,029.15
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	028-976-703

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,RV Parking Avail.
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	R930
Services Connected:	Electricity,Natural Gas
Legal:	LOT 10 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP20942
Amenities:	Guest Suite,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 14'5	Below	Bedroom	9'4 x 10'1	Above	Bedroom	13'3 x 11'7
Main	Eating Area	6'5 x 12'8	Below	Den	9'4 x 14'9	Above	Bedroom	12'4 x 10'11
Main	Bedroom	11'11 x 10'9	Below	Foyer	8'7 x 6'3			
Main	Family Room	16'10 x 13'2	Below	Bedroom	11'4 x 9'11			
Below	Eating Area	10'4 x 9'	Above	Bedroom	16'9 x 19'7			
Below	Kitchen	8'10 x 10'3	Above	Walk-In Closet	10'5 x 5'6			
Below	Bedroom	9'4 x 11'2	Above	Bedroom	13'1 x 9'10			

Finished Floor (Main):	1,489 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,575 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,233 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	4	No
Finished Floor (Total):	4,297 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft			Above	4	No
Grand Total:	4,297 sqft	Basement:	Full,Fully Finished,Separate Entry	Above	4	Yes
		Beds In Bsmt:	0 / 8			
		# Of Pets:				

This is a 3-story home that has been well-maintained since its construction in 2014. Situated on a spacious 8,970 sqft lot with 8 bedrooms, 6 bathrooms, and a den. The top floor consists of 4 bedrooms, each with its own ensuite bathroom, as well as a laundry room. The main floor features a formal living room with a patio, a dining room, a family room, a kitchen (with a spice kitchen), a bedroom, and a full bathroom. The basement has a 3-bedroom suite and a den. All of the kitchens and bathrooms have been tiled with quartz countertops. The home boasts coffered ceilings, recessed lighting, and hardwood floors. You'll also find a Juliette balcony, a covered sundeck, and an elevated viewing patio in the backyard that offers breathtaking mountain views. On a quiet peaceful street.