

Depth/Size (ft):	112.65	Bedrooms:	6	Approx. Year Built:	2004
Frontage (ft):	100.00	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	11,021.00	Full Baths:	4	Zoning:	SR-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,970.75
Rear Yard Exp:	Southeast			For Tax Year:	2023
View:	Yes			P.I.D.:	010-352-376

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	5 - 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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Mountain views
Mgmt. Company:	
Complex / Subdiv:	Murrayville - Southridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 8 SECTION 36 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 18310
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Pantry,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'4	Main	Primary Bedroom	14'3 x 14'2	Bsmt	Storage	8'11 x 6'11
Main	Dining Room	14' x 12'8	Main	Bedroom	14'1 x 12'10	Bsmt	Kitchen	13'7 x 9'3
Main	Kitchen	14'6 x 13'3	Main	Foyer	13'3 x 8'	Bsmt	Living Room	18'9 x 13'7
Main	Eating Area	14'6 x 11'5	Bsmt	Recreation Room	31'4 x 12'11	Bsmt	Bedroom	11'6 x 11'
Main	Pantry	8'2 x 6'5	Bsmt	Wine Room	13'2 x 9'11	Bsmt	Bedroom	13'2 x 11'8
Main	Family Room	18'6 x 13'9	Bsmt	Bedroom	12'11 x 11'8			
Main	Laundry	14'6 x 7'7	Bsmt	Bedroom	13'2 x 10'1			

Finished Floor (Main):	2,358 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	2,358 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	4,716 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	4,716 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	4 / 6			
		# Of Pets:				

Fabulous custom rancher w/ full bsmt & triple garage, nestled on a park-like ¼ acre Southridge lot. Foyer w/ arched ceilings leads to elegant main floor w/ extensive millwork, hwd flooring, coffered ceilings, oversize windows, b/i sound syst, & URC home automation. Lvg rm w/ gas FP (1 of 5 Napoleon), formal dining rm, & gourmet kitchen w/ granite counters, maple cabinetry, stainless appl's, isl w/ brkfst bar, huge pantry, & eating area. Family rm w/ FP, & french doors to sprawling, covered patio, hot tub, prvt manicured yard, & heated shop. Prim suite w/ FP, priv deck, & spa-like ensuite. Add'l bdrm/den. Bsmt w/ wine cellar, games rm w/ sep entry, 2 bdrms & 4 pc bth. Bright 2 bdrm suite, soundproofed, w/ Indry, & priv lvl entry. A/C, EV charger, i/g sprinklers. Pro-Master craftsmanship!