

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2017
Frontage (ft):	428.64	Bathrooms:	9	Age:	7
Lot Area: (sq.ft.)	43,560.00	Full Baths:	8	Zoning:	RA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$13,173.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-655-897

Style of Home:	2 Storey	Parking:	Total: 16 - Covered: 3
Construction:	Brick,Concrete Block,Frame - Wood	Covered Parking:	3
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	Public Transit: Above - School Bus: Bedroom
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 43 SECTION 33 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 58136
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'8 x 16'0	Main	Wok Kitchen	9'11 x 14'2	Main	Kitchen	13'11 x 13'1
Main	Dining Room	13'8 x 18'5	Main	Pantry	9'11 x 4'1	Main	Den	10'11 x 11'4
Main	Living Room	14'0 x 18'5	Main	Laundry	21'3 x 12'6	Main	Walk-In Closet	6'9 x 3'7
Main	Office	12'0 x 19'4	Main	Flex Room	27'3 x 11'0	Main	Kitchen	10'5 x 3'11
Main	Media Room	16'0 x 20'0	Main	Den	11'9 x 9'11	Main	Living Room	12'5 x 14'5
Main	Family Room	23'4 x 20'0	Main	Bedroom	12'6 x 10'10	Main	Bedroom	11'6 x 11'1
Main	Kitchen	16'10 x 20'0	Main	Living Room	13'1 x 8'7	Main	Bedroom	11'1 x 11'1

Finished Floor (Main):	4,829 sqft	# Of Rooms:	33	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	3,513 sqft	# Of Kitchens:	4	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft		Legal	Main	3	Yes
Finished Floor (Total):	8,342 sqft	Suite:	Suite,Unauthorized Suite	Main	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Main	3	No
Grand Total:	8,342 sqft	Basement:	Fully Finished,Separate Entry	Above	3	No
		Beds In Bsmt:	0 / 8	Above	3	Yes
		# Of Pets:		Above	6	Yes

Experience the epitome of luxury living in Port Kells on a 1-Acre Corner Lot! Rarely available, this custom-built luxury estate offers unparalleled quality! Boasting a massive 8342 sqft of living space, this property features 5 bd & 4 ba, w/ 2 mortgage helpers. Primary bdrm features 11'8 vaulted ceiling, walk in closet, bathroom w/ sauna & steam room! Open-concept layout that seamlessly blends modern design w/ timeless luxury. Grand over-height entry w/ 20' high ceiling on the main w/ stunning lighting. Grand wok kitchen & high-end finishes throughout! Spacious front & back yard w/ back lane access, & endless amount of parking. Close to Hwy 17 & Pacific Hwy, all levels of schools, shopping, and recreation. Don't miss the opportunity, call today to book your private showing!