

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):	80.00	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	12,640.00	Full Baths:	4	Zoning:	R2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,604.21
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	002-855-496

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 20 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 1, BLOCK 9, PLAN NWP14444, DISTRICT LOT 136, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Lane Access,Paved Road,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15' x 15'11	Main	Den	11'7 x 14'10	Bsmt	Storage	11'5 x 5'7
Main	Living Room	15'7 x 19'5	Bsmt	Living Room	18'6 x 14'10	Above	Primary Bedroom	15'8 x 16'
Main	Dining Room	13'5 x 16'8	Bsmt	Dining Room	7' x 14'10	Above	Walk-In Closet	8'2 x 6'10
Main	Kitchen	16'7 x 15'7	Bsmt	Kitchen	16'5 x 6'8	Above	Bedroom	11'3 x 13'1
Main	Eating Area	10' x 15'7	Bsmt	Bedroom	16'5 x 7'7	Above	Bedroom	11'7 x 13'1
Main	Family Room	16'3 x 15'7	Bsmt	Bedroom	11'5 x 12'4	Above	Bedroom	11'7 x 12'
Main	Laundry	11'7 x 8'8	Bsmt	Flex Room	13'7 x 15'7			

Finished Floor (Main):	2,109 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,375 sqft	# Of Kitchens:	2	Above	6	No
Finished Floor (Below):	1,140 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	4,624 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	4,624 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

BIG HOME, BIG LOT, BIG VALUE! One owner home on one of the largest lots in Montecito 80x158 with lane access. There's a detached double garage off the lane, ideal for the hobbyist, car buff or home based business. This custom built home boasts a grand entry with blue pearl granite spiral staircase. All rooms are oversized. Main floor features over 2000 sf of living space and 2 gas fireplaces. Kitchen opens to massive 30x10 covered deck which overlooks the flat, fenced and private yard. Upstairs are 4 generous bedrooms including primary with walk in closet and custom ensuite. Downstairs you'll find a 2 bedroom ground level Mortgage Helper suite, with separate entrance, laundry, and gas fireplace. The home also features a double garage for all the toys/cars! CALL NOW!