

Depth/Size (ft):	92	Bedrooms:	6	Approx. Year Built:	2019
Frontage (ft):	41.00	Bathrooms:	6	Age:	5
Lot Area: (sq.ft.)	3,786.00	Full Baths:	4	Zoning:	R-CL
Flood Plain:		Half Baths:	2	Gross Taxes:	\$7,491.54
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	030-365-104

Style of Home:	2 Storey w/Bsmt.,Corner Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 11, PLAN EPP71656, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Greenbelt,Lane Access,Recreation Nearby,Rural Setting,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Pantry,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 12'2	Above	Primary Bedroom	16'6 x 14'3	Below	Media Room	15'9 x 10'11
Main	Dining Room	12'4 x 10'4	Above	Bedroom	11'7 x 10'7	Below	Living Room	15'8 x 14'10
Main	Family Room	16'1 x 12'4	Above	Bedroom	12'2 x 10'7	Below	Kitchen	15'1 x 8'7
Main	Office	9'7 x 8'6	Above	Walk-In Closet	10'7 x 6'7	Below	Dining Room	8'7 x 6'2
Main	Kitchen	16'7 x 12'3	Above	Walk-In Closet	8'0 x 4'11	Below	Bedroom	11'9 x 10'2
Main	Wok Kitchen	9'10 x 5'5	Above	Laundry	6'7 x 7'11	Below	Bedroom	10'0 x 11'5
Above	Primary Bedroom	19'4 x 15'5	Below	Bar Room	12'0 x 10'11	Main	Foyer	9'2 x 8'6

Finished Floor (Main):	1,369 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,565 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,369 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite,Licensed Suite	Above	4	Yes
Finished Floor (Total):	4,303 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	2	No
Grand Total:	4,303 sqft	Beds In Bsmt:	0 / 6	Below	4	No
		# Of Pets:				

This is home with class, functionality, location & it pays! Two storey with full basement; legal 2 bed suite plus separate media room, bar & powder for main floor access. Over 4300 SF of stylish living space; 4 bedrooms up including 2 Primary Bedrooms! The Main floor offers natural light with large south-facing windows, spacious living room, office with bath, fully modern kitchen w/ SS appliances, soft close cabinets & adjacent spice kitchen. Gas/radiant heat on all 3 levels plus refreshing central air for the hotter summers! Russ audio system with 4 zones for all your music needs. Built-in vacuum with hide a hose. Media room with in-wall ceiling speakers & built-in bar area. Lovely west-facing sundeck to relax after a long day. No yard to maintain but lovely tiered gardens flourish here!