

Depth/Size (ft):	112	Bedrooms:	5	Approx. Year Built:	2022
Frontage (ft):	62.00	Bathrooms:	4	Age:	2
Lot Area: (sq.ft.)	6,964.00	Full Baths:	4	Zoning:	SR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,001.59
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	031-183-662

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : City & Mountain

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 6, PLAN EPP101594, SECTION 27, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: No Restrictions

Listing Broker(s): Royal LePage Global Force Realty, Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 14'6	Below	Recreation Room	12'6 x 5'8
Main	Kitchen	20'8 x 16'	Below	Laundry	12'6 x 5'8
Main	Primary Bedroom	12'2 x 16'	Below	Kitchen	7'8 x 15'6
Main	Walk-In Closet	8' x 6'8	Below	Family Room	10' x 15'6
Main	Bedroom	10' x 14'	Below	Bedroom	10' x 12'6
Main	Bedroom	10' x 13'	Below	Bedroom	10' x 12'

Finished Floor (Main):	1,324 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,457 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	3	No
Finished Floor (Total):	2,781 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,781 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Step into luxury and adventure with breathtaking mountain views from your very own balcony oasis. Main floor you will discover a gourmet chefs kitchen with S/S appliances which leads into your own private backyard perfect for entertaining friends & family. A spacious master bedroom & walk-in closet with your deluxe ensuite bathroom. Plus an additional 2 bedrooms for your family. Below you will find a two-bedroom legal suite perfect for a mortgage helper. Conveniently located near HWY1, Unity Christian School, and picturesque trails, this is the epitome of modern living at its finest!

