

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area: (sq.ft.)</b>	6,176.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,684.16
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-668-408

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 49, PLAN BCP23720, SECTION 29, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Pool; Outdoor,Storage,Swirlpool/Hot Tub
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security System,Sprinkler - Inground,Stove,Wet Bar,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Primary Bedroom	13'3 x 13'1	<b>Above</b>	Kitchen	11'10 x 12'4	<b>Below</b>	Wine Room	6'9 x 4'2
<b>Above</b>	Bedroom	10'10 x 11'1	<b>Above</b>	Walk-In Closet	5'3 x 7'4	<b>Below</b>	Laundry	8'6 x 6'2
<b>Above</b>	Bedroom	10'10 x 10'7	<b>Below</b>	Den	7'4 x 12'2	<b>Below</b>	Bar Room	8'8 x 7'6
<b>Above</b>	Living Room	12'4 x 12'2	<b>Below</b>	Bedroom	10'10 x 10'10			
<b>Above</b>	Dining Room	12'6 x 8'2	<b>Below</b>	Bedroom	10'9 x 10'4			
<b>Above</b>	Family Room	11'10 x 14'0	<b>Below</b>	Recreation Room	23'8 x 12'2			
<b>Above</b>	Eating Area	13'0 x 7'4	<b>Below</b>	Foyer	14'8 x 9'6			

<b>Finished Floor (Main):</b>	1,531 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,134 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,665 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	2,665 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

This immaculate 5-bedroom, 3-bathroom executive home will be the hit of the neighbourhood, as it is perfect for entertaining. Featuring a spacious wet bar and dedicated wine cellar downstairs, with a built-in sound system for the party tunes. The rec room opens to a private corner lot back yard, complete with a hot tub, waterfall plunge pool, cedar deck, and gazebo. Upstairs features plenty of space for the whole family with a large living room for the adults, and separate family room for the kids. The garage is equipped with a 220-volt EV plug, plus custom metal cabinets and workbenches for the craftsman or hobbyist. Central A/C, newer carpet and HW tank. Easy access to Hwy 1 and all forms of shopping and schools. Book your viewing today and keep cool all summer in your new plunge pool!