

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	7,129.61	Full Baths:	3	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	017-701-325

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

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 41, PLAN LMP2506, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 3'10	Main	Laundry	8'7 x 8'1	Below	Eating Area	9'10 x 12'1
Main	Living Room	12'5 x 15'9	Main	Pantry	3'2 x 3'7	Below	Kitchen	8'10 x 11'5
Main	Dining Room	12'11 x 10'3	Above	Primary Bedroom	15'2 x 14'8	Below	Bedroom	7'6 x 9'10
Main	Kitchen	9'2 x 12'1	Above	Walk-In Closet	12'5 x 7'4	Below	Bedroom	12'2 x 15'
Main	Eating Area	9'10 x 10'4	Above	Bedroom	10'1 x 12'9	Below	Flex Room	14'2 x 8'3
Main	Family Room	16'5 x 14'	Above	Bedroom	10'1 x 10'4			
Main	Bedroom	11'7 x 9'2	Below	Living Room	14'9 x 14'5			

Finished Floor (Main):	1,348 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	942 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,628 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,628 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Nestled in the sought-after neighbourhood of Westwood Plateau, ideally positioned amidst esteemed schools, picturesque trails, & verdant parks, this beautiful & well maintained home boasts 6 beds / 3.5 baths, & a sprawling 3628 SF of living space. This expansive domicile showcases an inviting layout accentuated by soaring ceilings on the main level. Seamlessly extending from the kitchen, the spacious patio & backyard offer a seamless blend of indoor-outdoor living, perfect for hosting gatherings. Generously proportioned living & dining areas on main including a generous kitchen. Above discover 3 bedrooms, including the luxurious primary suite w/ gorgeous views & featuring a spa-inspired ensuite. Basement offers a legal 2 Bed suite. Roof has been replaced & updated plumbing.