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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 7 | Approx. Year Built: | 2023 |
| Frontage (ft): | 175.00 | Bathrooms: | 7 | Age: | 1 |
| Lot Area: (sq.ft.) | 26,615.00 | Full Baths: | 6 | Zoning: | SFD |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$12,372.97 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 011-616-768 |

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|-------------------------|---------------------------------------|-------------------------|---------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 9 - Covered: 3 |
| Construction: | Frame - Wood | Covered Parking: | 3 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Triple,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Heat Pump,Natural Gas,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood | Fixtures Rmvd: | No |

View: Yes : Rural Landcape

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 3, PLAN NWP78239, PART SW1/4, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Pool; Outdoor,Storage,Swirlpool/Hot Tub

Site Influences: Adult Oriented,Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Intercom,Jetted Bathtub,Security System,Sprinkler - Inground,Swimming Pool Equip.,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|---------------|-------|-------------|---------------|
| Main | Kitchen | 19'2' x 20'6' | Main | Bedroom | 12'2' x 12'6' |
| Main | Wok Kitchen | 9'11' x 12'11 | Main | Bedroom | 12'7' x 11'9' |
| Main | Living Room | 22'1' x 21'4' | Main | Family Room | 19'1' x 13'11 |
| Main | Dining Room | 11'0' x 16'8' | Main | Kitchen | 12'6' x 9'8' |
| Main | Foyer | 9'4' x 7'9' | Main | Laundry | 13'9 x 6'8' |
| Main | Den | 10'2' x 12'9' | Main | Storage | 4'6' x 9'4' |
| Main | Games Room | 21'11 x 19'5' | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 3,727 sqft | # Of Rooms: | 18 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 2,504 sqft | # Of Kitchens: | 3 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Legal Suite | Main | 2 | No |
| Finished Floor (Total): | 6,231 sqft | Crawl/Bsmt Height: | | Above | 5 | Yes |
| Unfinished Floor: | 0 sqft | Basement: | None | Above | 5 | Yes |
| Grand Total: | 6,231 sqft | Beds In Bsmt: | 0 / 7 | Above | 5 | Yes |
| | | # Of Pets: | | Above | 4 | No |

Step into the realm of opulence with this newest luxury listing, tailored exclusively for discerning buyers. Nestled in the prestigious Sullivan area, this magnificent residence epitomizes grandeur and sophistication. Boasting an impressive 175 ft frontage, this estate exudes the splendor of a sprawling villa, set majestically on a vast 26,615 square ft lot. Elegance knows no bounds within this sanctuary of indulgence. With 7 lavish bedrooms and 7 opulent bathrooms spanning two levels, every corner of this home is a testament to refined living. Immerse yourself in unparalleled leisure with hot water swimming pool, inviting you to unwind in unparalleled comfort. Adjacent, a sunken fire pit awaits, witness a lifestyle of unparalleled grandeur – this is the epitome of perfection.