

<b>Depth/Size (ft):</b>	irreg (0.65 AC)	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	156.82	<b>Bathrooms:</b>	8	<b>Age:</b>	9
<b>Lot Area: (sq.ft.)</b>	28,314.00	<b>Full Baths:</b>	7	<b>Zoning:</b>	CRE-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$19,322.08
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-729-318

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 11 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	4 - 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,Natural Gas,Radiant	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	High Point Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 50, PLAN BCP24645, SECTION 3, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Sauna/Steam Room,Storage
<b>Site Influences:</b>	Private Setting,Private Yard
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Security System,Sprinkler - Inground,Vacuum - Built In,Wet Bar,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	27'10 x 21'5	Main	Laundry	10'8 x 8'11	Above	Bedroom	15'1 x 12'2
Main	Kitchen	22'0 x 12'1	Main	Mud Room	10'9 x 6'6	Above	Laundry	8'11 x 5'0
Main	Kitchen	8'6 x 5'9	Main	Foyer	16'0 x 12'11	Bsmt	Games Room	37'0 x 20'9
Main	Dining Room	13'5 x 12'10	Above	Primary Bedroom	19'6 x 18'4	Bsmt	Bar Room	16'6 x 13'0
Main	Primary Bedroom	24'10 x 10'0	Above	Walk-In Closet	17'5 x 9'1	Bsmt	Gym	20'5 x 12'6
Main	Dressing Room	9'1 x 7'6	Above	Bedroom	14'10 x 11'4	Bsmt	Media Room	22'10 x 11'10
Main	Office	14'7 x 9'11	Above	Bedroom	16'10 x 11'6	Bsmt	Living Room	14'4 x 13'8

<b>Finished Floor (Main):</b>	2,846 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,272 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	2,778 sqft	<b>Suite:</b>	Other	Above	5	Yes
<b>Finished Floor (Total):</b>	7,896 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Above	4	Yes
<b>Grand Total:</b>	7,896 sqft	<b>Beds In Bsmt:</b>	1 / 6	Above	4	Yes
		<b># Of Pets:</b>		Bsmt	4	No
				Bsmt	4	No

The feel of Whistler resort living comes to mind the moment you see the oversized timber entry & stunning Mtn views. Bright gourmet kitchen boasts Wolf appliances & will spark your love of cooking with the expansive island, W/I pantry & prep kitchen. Wet bar & glass wine room lead into open great room designed to bring people together by the 2 story stacked F/P's while looking through floor to ceiling windows out onto a .65 acre west exposed, private park like yard equipped with a 9 hole rooftop putting green. 2 spacious primary bdrms, w/ 1 located conveniently on the main level, both w/ lavish ensuites. Bsmt is an area for creating memories w/ family and friends w/ its home theater, rejuvenating sauna, gym, sports bar & lg games area. Suite potential & Control4 automation throughout.