

Depth/Size (ft):	315.9	Bedrooms:	7	Approx. Year Built:	2010
Frontage (ft):	50.00	Bathrooms:	7	Age:	14
Lot Area: (Acres)	1.02	Full Baths:	7	Zoning:	1 ACRE
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,992.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-148-719

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	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,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 47, PLAN NWP46835, PART SW1/4, SECTION 7, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Storage,Tennis Court(s)

Site Influences:

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling,Wet Bar

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'1 x 6'11	Main	Bedroom	12'4 x 12'0	Above	Walk-In Closet	8'7 x 5'0
Main	Dining Room	11'10 x 10'11	Main	Laundry	14'7 x 7'10	Bsmt	Dining Room	11'6 x 4'10
Main	Kitchen	12'3 x 16'8	Main	Wok Kitchen	8'5 x 8'0	Bsmt	Kitchen	12'1 x 9'10
Main	Eating Area	12'3 x 7'11	Above	Storage	12'2 x 11'9	Bsmt	Utility	6'5 x 7'7
Main	Living Room	19'7 x 14'11	Above	Bedroom	12'6 x 12'11	Bsmt	Recreation Room	35'4 x 14'5
Main	Primary Bedroom	20'1 x 12'8	Above	Bedroom	9'10 x 14'0	Bsmt	Gym	19'6 x 21'5
Main	Walk-In Closet	5'0 x 11'8	Above	Bedroom	14'4 x 21'4	Bsmt	Bedroom	12'5 x 9'10

Finished Floor (Main):	2,092 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,438 sqft	# Of Kitchens:	3	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	2,087 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	5,617 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	5,617 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

Private full renovated One Acre Estate in Fraser Heights! Experience the epitome of luxury living with multiple family-friendly spaces, including a spacious above-ground fully finished basement in suites with two separate entrances plus a gym, sauna and play area—an ideal spot for cherished moments together. The main level features a serene primary bedroom, an inviting guest bedroom, a refined formal dining room, and a grand kitchen adjoining a vaulted living room, offering unparalleled elegance. Outside, an expansive deck leads to turf soccer field, basketball court providing picturesque views of the verdant yard. Situated mere minutes from highways 1 & 17, Pacific Academy and Fraser Heights Secondary, this exquisite 5600+ sqft mansion epitomizes luxury living with convenience in nature.