

Depth/Size (ft):	399.16	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	331.75	Bathrooms:	3	Age:	38
Lot Area: (Acres)	9.64	Full Baths:	0	Zoning:	A1
Flood Plain:	No	Half Baths:	3	Gross Taxes:	\$2,897.59
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	010-141-634

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water
Legal:	SOUTH HALF OF PARCEL "A" (REFERENCE PLAN 5959) OF THE SOUTH HALF OF THE SOUTH EAST QUARTER SECTION 3 TOWNSHIP 14 NEW WESTMINSTER DISTRICT
Amenities:	Guest Suite,Swirlpool/Hot Tub
Site Influences:	Private Setting,Private Yard,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	13'7 x 12'5			
Above	Bedroom	21'3 x 13'			
Above	Bedroom	12'5 x 8'2			
Bsmt	Bedroom	11'6 x 12'9			
Bsmt	Bedroom	13' x 8'2			

Finished Floor (Main):	1,749 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	897 sqft	# Of Kitchens:	0	Main	1	No
Finished Floor (Below):	1,059 sqft	# Of Levels:	3	Above	1	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	1	No
Finished Floor (Total):	3,705 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,705 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Introducing a rare gem in the real estate market: a sprawling 9.64-acre property nestled on a serene, quiet road offering the epitome of country living. Featuring a park like setting including 100 year old Cedar and Maple trees. This exquisite estate boasts a meticulously maintained 3700 sqft home, honored with the prestigious Georgie Award, promising unparalleled quality and craftsmanship. With the added convenience of quick access to Highstreet mall, this property seamlessly blends tranquility with modern convenience, presenting an unparalleled opportunity for discerning buyers seeking the perfect blend of luxury and lifestyle.