

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	6,133.00	Full Baths:	4	Zoning:	RS-1B
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,873.99
Rear Yard Exp:	East			For Tax Year:	2022
View:				P.I.D.:	029-961-912

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	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,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: Rock Ridge

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

Legal: LOT 5, PLAN EPP58888, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Private Yard,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 17'	Above	Primary Bedroom	17'2 x 13'6	Bsmt	Living Room	9' x 10'
Main	Kitchen	15' x 11'	Above	Walk-In Closet	7'2 x 4'6	Bsmt	Eating Area	8' x 8'
Main	Butlers Pantry	7'1 x 5'1	Above	Walk-In Closet	7'2 x 4'6	Bsmt	Bedroom	12'6 x 10'6
Main	Dining Room	15' x 11'4	Above	Bedroom	14'6 x 12'	Bsmt	Walk-In Closet	5'4 x 3'9
Main	Eating Area	15' x 10'	Above	Bedroom	14'2 x 10'2	Bsmt	Bedroom	11'2 x 10'9
Main	Den	14'6 x 11'6	Above	Bedroom	11'6 x 11'6			
Main	Foyer	10'6 x 7'7	Bsmt	Kitchen	9'9 x 9'9			

Finished Floor (Main):	1,465 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,356 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	1,123 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	3	No
Finished Floor (Total):	3,944 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,944 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

****ABSOLUTELY STUNNING**** This executive home is fully custom built by BENCRAFT HOMES resides in the very exclusive community of ROCK RIDGE ESTATES. Beautifully designed, this gorgeous home features 10' ceilings, high-end hardwood floors & stone fireplace. The gourmet kitchen is a chef's dream, equipped with commercial stainless steel appliances, quartz counters, massive 9' eating bar & walk-in butler's pantry. Off the kitchen is a massive covered deck with white oak vaulted ceiling, perfect for summer BBQ's. Upstairs are 4 very large bedrooms with master exceeding 17X13, equipped with a 5 pc SPA-LIKE ENSUITE + his & hers W/I closets. Downstairs includes a very bright 2 bedroom LEGAL SUITE. Garage is over 25' deep with a separate workshop. A/C unit. Don't hesitate, this won't last!