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|---------------------------|-----------|--------------------|----|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 10 | Approx. Year Built: | 2022 |
| Frontage (ft): | 98.00 | Bathrooms: | 9 | Age: | 2 |
| Lot Area: (sq.ft.) | 12,059.00 | Full Baths: | 8 | Zoning: | RHG |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$9,866.00 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 030-383-064 |

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|-------------------------|------------------------------|-------------------------|--|
| Style of Home: | 2 Storey w/Bsmt.,Corner Unit | Parking: | Total: 7 - Covered: 3 |
| Construction: | Frame - Wood | Covered Parking: | 3 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Triple,RV Parking Avail. |
| Rain Screen: | Full | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | Public Transit: Bsmt - School Bus: Bedroom |
| Water Supply: | Community | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Heat Pump,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood | Fixtures Rmvd: | No |

View: Yes : Mountains to the North

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

Legal: LOT 11, PLAN EPP73670, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Guest Suite,In Suite Laundry,Sauna/Steam Room,Workshop Detached

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Heat Recov. Vent.,Jetted Bathtub,Microwave,Pantry,Storage Shed

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Titus Realty, Homelife Benchmark Titus Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|---------------|-------|----------------|--------------|
| Main | Living Room | 14'1 x 13'10 | Main | Pantry | 5'8 x 4'6 | Above | Bedroom | 12'6 x 19'2 |
| Main | Foyer | 10'5 x 8'11 | Main | Bedroom | 13'7 x 12'2 | Above | Bedroom | 14'4 x 13'0 |
| Main | Dining Room | 20'11 x 12'6 | Main | Laundry | 7'11 x 12'2 | Above | Walk-In Closet | 10'4 x 9'0 |
| Main | Family Room | 17'3 x 15'4 | Main | Patio | 33'6 x 13'1 | Above | Laundry | 8'0 x 12'6 |
| Main | Eating Area | 12'2 x 19'11 | Above | Primary Bedroom | 16'11 x 14'8 | Above | Patio | 16'10 x 6'10 |
| Main | Kitchen | 12'2 x 21'11 | Above | Bedroom | 12'10 x 11'11 | | | |
| Main | Wok Kitchen | 14'10 x 8'2 | | | | | | |

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|--------------------------------|------------|---------------------------|------------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,386 sqft | # Of Rooms: | 29 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,892 sqft | # Of Kitchens: | 4 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Main | 2 | No |
| Finished Floor (Bsmt): | 3,123 sqft | | Legal | Below | 4 | No |
| Finished Floor (Total): | 7,401 sqft | Suite: | Suite,Unauthorized Suite | Below | 3 | No |
| Unfinished Floor: | 0 sqft | Crawl/Bsmt Height: | | Below | 3 | No |
| Grand Total: | 7,401 sqft | Basement: | Full,Fully Finished,Separate Entry | Above | 5 | Yes |
| | | Beds In Bsmt: | 5 / 10 | Above | 4 | Yes |
| | | # Of Pets: | | Above | 3 | Yes |

Nestled in highly sought-after Sullivan Station, this rare new home is a true masterpiece! Meticulously crafted custom cabinets by Merritt Kitchen Co., sophisticated SiloStone Countertops, and gleaming hardwood floors define perfection. A built-in coffee station and steam oven add both function and luxury. Enjoy radiant floors, automated blinds/lights, and custom European windows and doors, making the gourmet kitchen ideal for cooking and entertaining. Relax in the custom sauna steam room or enjoy movie nights in the oversized theatre. With a 2Br legal suite and a 2Br Nanny Suite, convenience is paramount. Exterior highlights include custom stucco with French mouldings, bespoke lighting, and RV Parking. This home epitomizes luxury living in Sullivan Station!