

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1992
Frontage (ft):	124.00	Bathrooms:	5	Age:	32
Lot Area: (sq.ft.)	20,342.00	Full Baths:	4	Zoning:	RH
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,501.56
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	013-399-870

Style of Home:	2 Storey	Parking:	Total: 12 - Covered: 5
Construction:	Frame - Wood	Covered Parking:	5
Exterior:	Brick,Mixed,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Triple,Grge/Double Tandem,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	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,Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	Yes

View: Yes : Linear green belt behind

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 3, PLAN NWP80649, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub,Workshop Attached

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

Features: Dishwasher,Drapes/Window Coverings,Oven - Built In,Range Top,Refrigerator

Bylaw Restrict:

Listing Broker(s): One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	23' x 15'	Main	Pantry	7'9 x 5'6	Above	Bedroom	13'6 x 13'
Main	Eating Area	11' x 10'2	Main	Bedroom	13'7 x 10'6	Above	Bedroom	12'11 x 10'1
Main	Living Room	17'9 x 14'11	Main	Laundry	8'9 x 7'9			
Main	Dining Room	16'9 x 15'4	Above	Primary Bedroom	19'2 x 14'			
Main	Foyer	11' x 8'	Above	Study	13'8 x 11'1			
Main	Family Room	21'1 x 136'5	Above	Walk-In Closet	6'1 x 4'6			
Main	Media Room	18' x 15'	Above	Bedroom	14'9 x 11'1			

Finished Floor (Main):	2,577 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,758 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	4,335 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl,None	Above	6	Yes
Grand Total:	4,335 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Custom 2 level executive home on a flat 20,342sf lot in an exclusive cul-de-sac on the Street of Dreams. Main floor has open concept gourmet kitchen, eating area & family rm, formal lvg&dng rms, media rm, bdrm/office, laundry&mudrm, pwdr rm. Upstairs features a huge primary bdrm w/sitting area, gas fp, private balcony & 5pc bthrm, another primary bdrm w/a full ensuite & balcony, and 2 more large bdrms w/a 5pc jack/jill bthrm. Entertainers dream backyard w/a 36X18 inground pool, custom rock hot tub w/waterfall feature, lrg coverd patio & outdr bthrm. Home backs onto the linear greenspace for ultimate privacy! 5 car garage w/ separate 220v elec panel (1/3 of garage can be converted to a suite). Driveway fits 10 cars plus RV. Tons of updates-new roof, magnetic sealed doors, irrigation system