

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	4	Age:	30
Lot Area: (sq.ft.)	9,914.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,749.11
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	017-872-995

Style of Home:	3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : MT BAKER & SUMAS PRAIRIE

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Water

Legal: LOT 14, PLAN LMP5674, SECTION 24, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Security System

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 12'9	Main	Foyer	11'7 x 10'7	Below	Bedroom	11'8 x 11'4
Main	Dining Room	11'10 x 11'6	Above	Primary Bedroom	11'6 x 18'8	Below	Storage	18'2 x 12'11
Main	Kitchen	11'10 x 11'11	Above	Walk-In Closet	8'1 x 6'6	Below	Storage	6'5 x 13'4
Main	Family Room	15'3 x 13'4	Above	Bedroom	10'3 x 11'4	Below	Storage	11'1 x 10'8
Main	Eating Area	9'0 x 8'10	Above	Bedroom	12'9 x 11'0			
Main	Office	12'9 x 13'6	Below	Recreation Room	20'2 x 22'2			
Main	Laundry	6'7 x 10'7	Below	Bedroom	14'4 x 12'7			

Finished Floor (Main):	1,606 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	940 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,682 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	4,228 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,228 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Discover this 4,200+ sq ft custom-built home on a large private corner lot with extensive landscaping. This elegant property features 5 bedrooms, 4 bathrooms, and sweeping views of Mt. Baker and Sumas Valley from the top two floors. The living and dining rooms boast high glass walls and coffered ceilings, filling the main floor with natural light. Main floor office can easily serve as a 6th bedroom if desired. Large primary bedroom includes a spacious ensuite where you can take in stunning views from the comfort of your deep soaker tub. Basement is ideally suited for conversion into a 2-bedroom suite, adding great potential for rental income. This home is a perfect blend of craftsmanship, comfort, and functionality, making it an ideal choice for discerning buyers.