

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	36.00	<b>Bathrooms:</b>	6	<b>Age:</b>	0
<b>Lot Area (sq.ft.):</b>	3,960.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R-CL(A)
<b>Flood Plain:</b>	Exempt	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$2,607.73
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	031-385-192

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage
<b>Rain Screen:</b>	Partial	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 29, PLAN EPP109206, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 6'	Above	Bedroom	14' x 10'
Main	Family Room	15'6 x 14'	Above	Laundry	8' x 7'8
Main	Laundry	13'6 x 10'	Bsmt	Recreation Room	18'2 x 19'2
Main	Dining Room	11' x 10'6	Bsmt	Living Room	13' x 15'
Above	Primary Bedroom	14'6 x 12'	Bsmt	Kitchen	5'4 x 9'2
Above	Bedroom	10'4 x 10'	Bsmt	Bedroom	10' x 9'8
Above	Bedroom	11' x 10'	Bsmt	Bedroom	10' x 9'8

<b>Finished Floor (Main):</b>	1,177 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,127 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	1,177 sqft	<b>Suite:</b>	Legal Suite	Above	3	Yes
<b>Finished Floor (Total):</b>	3,481 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished	Bsmt	2	No
<b>Grand Total:</b>	3,481 sqft	<b>Beds In Bsmt:</b>	2 / 6	Bsmt	3	No
		<b># Of Pets:</b>				

Discover the epitome of luxury living in Willoughby Heights with this exceptional 6-bedroom, 6-bathroom home, ready to move in. Spanning over 3400 sq ft, this residence promises spacious comfort and contemporary elegance. Each bedroom is designed for relaxation and privacy, complemented by stylish bathrooms featuring modern fixtures. The gourmet kitchen, equipped with sleek finishes, is a culinary haven. Located in the sought-after Willoughby Heights, house has two bed legal suite and home theatre with bar for entertainment, this property embodies convenience, making it a dream home.