

<b>Depth/Size (ft):</b>	957	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	238.00	<b>Bathrooms:</b>	4	<b>Age:</b>	47
<b>Lot Area: (Acres)</b>	5.23	<b>Full Baths:</b>	4	<b>Zoning:</b>	A-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,434.41
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-949-471

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 12 - Covered: 5
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	5
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple,DetachedGrge/Carport,Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Pastoral
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 46, PLAN NWP51873, SECTION 9, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Barn,Garden,Pool; Outdoor,Storage,Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Swimming Pool Equip.
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 16'11	Main	Bedroom	18'6 x 11'2
Main	Kitchen	13'1 x 11'9	Main	Bedroom	19'7 x 9'10
Main	Eating Area	8' x 11'9	Main	Family Room	13'2 x 13'10
Main	Dining Room	11'10 x 20'10	Main	Recreation Room	20'11 x 18'8
Main	Foyer	6'3 x 5'2	Above	Walk-In Closet	9'6 x 4'9
Main	Laundry	9'6 x 10'3	Above	Primary Bedroom	13'5 x 16'2
Main	Bedroom	8'8 x 11'2	Above	Bedroom	21'3 x 10'7

<b>Finished Floor (Main):</b>	2,585 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	882 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	3,467 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,467 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

ROOM TO ROAM! Fall in love with this stunning 3500 s.f family home on a picture perfect 5.25 acre lot in highly sought after Whonnock location. The home has been lovingly maintained by the current owner and has everything a family needs. There are 5 bedrooms and 4 full bathrooms including a massive Primary Suite with thoughtfully designed spa-like ensuite and walk-in closet. French doors from the primary bedroom open onto a massive 28x14 sundeck overlooking the pastoral setting. Outbuildings include a 25'x37' 3 bay garage, a 22'x25' carport, a 15'5x31' 3 stall barn, there's even a basketball court and skate park. Property is flat with south exposure and is fenced and cross fenced. A drilled well provides ample water, and the home has suite potential, or add a detached garden suite.