

Depth/Size (ft):	1266.73(9.74acres)	Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):	335.63	Bathrooms:	5	Age:	14
Lot Area: (Acres)	9.74	Full Baths:	4	Zoning:	RU-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$11,933.27
Rear Yard Exp:	North			For Tax Year:	2024
View:				P.I.D.:	006-470-904

Style of Home:	2 Storey,Rancher/Bungalow w/Loft	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Geothermal	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Campbell Valley Park

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 20 SECTION 9 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 42374

Amenities: Air Cond./Central,Barn,Garden,Pool; Outdoor,Storage,Swirpool/Hot Tub,Wheelchair Access

Site Influences: Golf Course Nearby,Private Setting,Recreation Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener.Oven - Built In,Pantry,Security System,Smoke Alarm,Storage Shed,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 17'5	Main	Primary Bedroom	26'11 x 16'8	Above	Bedroom	13'2 x 11'1
Main	Dining Room	14'11 x 12'6	Main	Walk-In Closet	12'6 x 7'3	Above	Bedroom	20'1 x 16'8
Main	Kitchen	17'4 x 13'7	Main	Walk-In Closet	11'3 x 9'5	Above	Games Room	22'8 x 11'7
Main	Pantry	10'6 x 5'6	Main	Foyer	13'8 x 4'1	Above	Gym	22'11 x 35'5
Main	Eating Area	9'11 x 9'2	Main	Laundry	11' x 8'9			
Main	Family Room	17'5 x 16'10	Above	Primary Bedroom	18'11 x 17'3			
Main	Flex Room	17'9 x 13'8	Above	Walk-In Closet	7'4 x 3'9			

Finished Floor (Main):	3,322 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,961 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	Main	5	Yes
Finished Floor (Total):	6,283 sqft	Crawl/Bsmt Height:	5'	Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl	Above	3	Yes
Grand Total:	6,283 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Country living at its BEST! Long gated winding driveway to exquisite quality home on 9.74 acres. Luxury triple garage & older horse barn (on the Campbell Valley trail). Impressive outdoor living spaces abound including front veranda, in ground swimming pool, hot tub & huge multi-tiered, partly covered heated terrace featuring lush countryside & mountain views. Distinct character is exhibited throughout this country manor from the grand entrance to the hand crafted millwork. Large gourmet kitchen w/island features top of the line appliances adjoining warm & relaxed eating area, family rm & great rm – perfect for entertaining! Intelligently designed for ample living space. 4 bedrms, including a master on the main & also a master upstairs. Oversized games rm, den, gym & flex rm. A must see!