

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	5	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	6,527.23	<b>Full Baths:</b>	4	<b>Zoning:</b>	UH-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,876.86
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	112.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-935-458

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Panoramic Mountain Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Legacy Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 19, PLAN EPS4458, DISTRICT LOT 512, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	None
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Private Setting,Shopping Nearby,Ski Hill Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'10 x 15'	Below	Primary Bedroom	14'6 x 15'3	Bsmt	Family Room	13'3 x 14'4
Main	Living Room	15'10 x 18'4	Below	Bedroom	11'6 x 13'2	Bsmt	Dining Room	10'3 x 6'3
Main	Kitchen	11'11 x 16'	Below	Bedroom	11'6 x 11'10	Bsmt	Kitchen	10' x 14'8
Main	Office	10'4 x 10'5	Below	Bedroom	9'4 x 9'9	Bsmt	Bedroom	13'9 x 12'4
Main	Foyer	6'3 x 7'8	Below	Den	19'1 x 8'0	Bsmt	Bedroom	8'8 x 11'10
Main	Laundry	5'10 x 14'7	Below	Patio	23'7 x 7'10	Bsmt	Flex Room	17'11 x 20'3
Main	Patio	23'5 x 7'10	Below	Patio	16'8 x 5'2	Bsmt	Walk-In Closet	4'7 x 8'11

<b>Finished Floor (Main):</b>	1,052 sqft	<b># Of Rooms:</b>	25	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,535 sqft	<b># Of Levels:</b>	3	Below	4	Yes
<b>Finished Floor (Bsmt):</b>	1,535 sqft	<b>Suite:</b>	Legal Suite	Below	3	Yes
<b>Finished Floor (Total):</b>	4,122 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	4,122 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Welcome to this brand new house next to the forest, with uninterrupted views of Mt Tantalus from all three floors. In addition to 6 bedrooms, it includes a flex, a Den and an office. The kitchen and living area are on the top floor and have over 10ft ceilings. There is a 2-bedroom legal suite on the lower floor with high ceilings. The heating, hot water, fireplace and BBQ of the upper two floors are powered by gas. The flooring of the upper two floors is Engineered oak hardwood, and the lower floor is moisture-resistant laminate. Uninterrupted energy was provided to the entire house with a 26 kW generator. All new furniture the designer purchases for \$51,000 will be gifted to the house's new owner.