

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):	49.21	Bathrooms:	6	Age:	14
Lot Area: (sq.ft.)	4,040.00	Full Baths:	4	Zoning:	CD-70
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,231.25
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	027-567-621

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 15 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN BCP37224
Amenities:	
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 6'11	Main	Family Room	11'7 x 21'7	Below	Storage	7'1 x 9'4
Main	Living Room	18'1 x 13'4	Above	Primary Bedroom	18'7 x 19'0	Below	Utility	5'6 x 6'4
Main	Dining Room	12'10 x 19'11	Above	Walk-In Closet	14'11 x 7'1	Below	Bar Room	12'3 x 5'2
Main	Laundry	6'9 x 12'5	Above	Bedroom	12'10 x 9'8	Below	Recreation Room	24'4 x 10'10
Main	Kitchen	12'10 x 14'7	Above	Bedroom	11'7 x 11'1	Below	Bedroom	12'1 x 12'3
Main	Pantry	3'11 x 6'3	Above	Bedroom	14'6 x 16'2	Below	Walk-In Closet	3'11 x 5'1
Main	Eating Area	10'11 x 10'3	Above	Walk-In Closet	4'11 x 4'8	Below	Walk-In Closet	4'1 x 5'1

Finished Floor (Main):	1,338 sqft	# Of Rooms:	24	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,705 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,300 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	3	No
Finished Floor (Total):	4,343 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	2	No
Grand Total:	4,343 sqft	Beds In Bsmt:	0 / 5	Below	3	No
		# Of Pets:				

2 storey w/ legal bsmt suite in Murrayville! Executive home over 4300 sqft of luxury living complete with ac. Bright/open main floor w/ 9' ceilings, wainscoting & crown molding throughout. Large living room w/ gas fireplace & formal dining room w/ coffered ceilings. Sunny/bright gourmet kitchen w/ granite counters, S/S appliances, large island, gas range, W/I pantry, eating area, & adjacent family room. 4 bedrooms & open loft upstairs including a massive master bedroom suite w/ gorgeous, completely updated ensuite w/ radiant floor heating. Basement w/ games room/wet bar, 1 bedroom legal suite w/ own laundry/covered patio area. Front exterior repainted and laminate flooring updated 4 years ago. Easy walk to shopping, schools, parks, hospital, & rec centre/pool. Call now for private viewing!