

Depth/Size (ft):	33.52	Bedrooms:	8	Approx. Year Built:	2015
Frontage (ft):	60.60	Bathrooms:	6	Age:	9
Lot Area: (sq.ft.)	6,668.00	Full Baths:	6	Zoning:	R465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,000.07
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-786-320

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, PLAN BCP25499, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'	Main	Bedroom	13' x 10'	Bsmt	Laundry	10' x 8'
Main	Kitchen	12' x 11'	Main	Bedroom	11' x 10'	Bsmt	Laundry	5' x 3'
Main	Nook	11' x 6'	Main	Bedroom	11'6 x 10'	Bsmt	Kitchen	9' x 8'
Main	Family Room	12'6 x 11'	Bsmt	Bedroom	11' x 10'	Bsmt	Kitchen	9' x 8'
Main	Dining Room	12'6 x 10'	Bsmt	Bedroom	12' x 11'	Bsmt	Family Room	12' x 10'
Main	Primary Bedroom	14' x 13'	Bsmt	Bedroom	12' x 11'	Bsmt	Family Room	12' x 10'
Main	Walk-In Closet	7' x 3'6	Bsmt	Bedroom	12' x 10'			

Finished Floor (Main):	1,733 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	5	No
Finished Floor (Below):	1,646 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	3,379 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	3,379 sqft	Beds In Bsmt:	4 / 8	Bsmt	4	No
		# Of Pets:				

Spacious custom-built home available for a large family in the desirable Cedar Valley area! This rare find boasts 8 bedrooms and 6 bathrooms, with four bedrooms on the main floor and four bedrooms in the basement, including a 1-bedroom suite and a 2-bedroom suite. The home features beautiful finishes with designer touches throughout, including a kitchen with a large island, quartz countertops, and an open great room plan. The property is fully landscaped with a large fenced flat lot, perfect for family gatherings, and includes a large upper deck for outdoor entertainment. Situated in a great family area close to parks, excellent schools, and easy highway access. Don't miss out on this remarkable large family home!