

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

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

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

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

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!