

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2000
Frontage (ft):	49.91	Bathrooms:	4	Age:	24
Lot Area: (sq.ft.)	5,651.00	Full Baths:	3	Zoning:	R-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,097.48
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	024-731-447

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,Open
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : Mountain view from all windows

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 12, PLAN LMP45296, PART NW1/4, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 5'9	Main	Porch (enclosed)	20'8 x 5'0	Above	Bedroom	9'11 x 12'4
Main	Den	12'5 x 12'11	Main	Porch (enclosed)	5'7 x 20'5	Above	Bedroom	10'11 x 12'3
Main	Dining Room	10'1 x 12'3	Main	Patio	6'8 x 6'6	Above	Patio	6'8 x 9'10
Main	Kitchen	18'5 x 9'2	Above	Primary Bedroom	15'11 x 16'3	Above	Bedroom	8'10 x 12'10
Main	Eating Area	11'10 x 9'7	Above	Walk-In Closet	9'11 x 5'6	Below	Flex Room	19'4 x 12'1
Main	Family Room	19' x 13'11	Above	Porch (enclosed)	7'11 x 4'9			
Main	Laundry	6'9 x 8'10						

Finished Floor (Main):	1,405 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,180 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,056 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,641 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	3,641 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

ONE OF MURRAYVILLE'S FINEST!! Sitting on a corner lot surrounded by lush landscaping & MOUNTAIN VIEWS from every room!! Custom Built by an artist w/stylish architecture both inside & out, offering lots of extra-large windows & multiple decks w/outstanding views. Great-room plan W/separate dining room, huge den & gourmet kitchen w/oversized island, 6 burner gas cook-top, double ovens & gorgeous cabinetry. Designer lighting & custom drapery throughout & NEW wide plank flooring. Head upstairs to 4 bedrooms/2 baths incl. LARGE primary w/newly renovated ensuite & WIC. Professionally landscaped w/irrigation system & lighting, stamped concrete, and flagstone patio. New heat-pump(AC) & furnace, HW tank & suite with its own walk-out patio. This home shows like a ten & is an entertainer's dream.