

Depth/Size (ft):	123.69	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	51.50	Bathrooms:	4	Age:	0
Lot Area: (sq.ft.)	6,374.00	Full Baths:	4	Zoning:	R-1B
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	032-046-421

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Front
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:	Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT B SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN EPP129193
Amenities:	Garden,Guest Suite,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Pantry
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'0 x 16'2	Main	Bedroom	12' x 10'	Below	Bedroom	9'8 x 9'6
Main	Dining Room	15'0 x 11'6	Main	Bedroom	11' x 9'10	Below	Laundry	4' x 4'
Main	Kitchen	12'6 x 8'6	Below	Foyer	7'6 x 6'10			
Main	Pantry	4'2 x 2'2	Below	Recreation Room	25' x 10'4			
Main	Laundry	8'4 x 6'	Below	Bedroom	10'4 x 9'6			
Main	Primary Bedroom	13'8 x 12'6	Below	Living Room	16'4 x 10'			
Main	Walk-In Closet	10' x 4'8	Below	Kitchen	11' x 5'			

Finished Floor (Main):	1,534 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,070 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite,Licensed Suite	Below	4	No
Finished Floor (Total):	2,604 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Full,Fully Finished			
Grand Total:	2,604 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

QUALITY EUROPEAN BUILDER! STUNNING 5-6 bedrm, 4 bathrm above ground basement home w/9ft ceilings throughout, legal 1 bedrm suite w/own laundry & easy second 2 bedrm suite. Double garage, loads of parking. On a crawlspace for loads of storage & warm floors. Bright basement w/legal suite plus a rec rm w/sep entry, 4th bathrm & bedrm & optional 5th bedrm for main floor use - perfect for man cave, home office or easy 2 bedrm suite. Bright & spacious open plan main floor w/Gorgeous Gourmet kitchen w/huge island & walkin pantry open to dining rm & living rm w/gas fireplace. Large laundry room. 3 bedrms - primary bedrm w/walkin closet & spa like ensuite w/dual vanity, oversized shower & soaker tub. Large partly covered deck & huge south exposed yard. Excellent neighborhood - walk to everything!