

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	5	Age:	32
Lot Area: (sq.ft.)	43,560.00	Full Baths:	4	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$10,987.03
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	013-933-426

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Carport & Garage,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal,Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Carpet,Hardwood,Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains and Trees
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LOT 4, PLAN NWP81562, SECTION 23, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, FRAC TWP W
Amenities:	
Site Influences:	Marina Nearby,Private Setting,Private Yard,Recreation Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'3 x 14'1	Above	Primary Bedroom	19'1 x 17'4	Bsmt	Living Room	17'2 x 13'1
Main	Eating Area	12'1 x 9'1				Bsmt	Bedroom	14'6 x 15'3
Main	Family Room	15'4 x 16'7	Above	Bedroom	14'11 x 19'1	Bsmt	Games Room	9'4 x 10'6
Main	Dining Room	13'2 x 13'2	Above	Bedroom	14'3 x 10'8	Bsmt	Media Room	18'3 x 13'6
Main	Living Room	15'5 x 18'1	Above	Bedroom	10'8 x 9'9	Main	Workshop	20'5 x 25'7
Main	Office	9'7 x 10'8	Above	Bedroom	10'8 x 9'10			
Main	Laundry	8'5 x 19'9	Bsmt	Kitchen	8'0 x 16'3			
			Bsmt	Living Room	12'3 x 10'0			

Finished Floor (Main):	2,375 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,818 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,710 sqft	Suite:		Above	4	No
Finished Floor (Total):	5,903 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	Yes
Grand Total:	5,903 sqft	Beds In Bsmt:	1 / 6			
		# Of Pets:				

Nestled on a 1-acre lot surrounded by lush greenery and steps from the beach this residence offers a serene retreat. This spacious home feat 5 bed upstairs, providing ample space for family & guests.The primary bed is a true sanctuary,boasting a 5-piece ensuite & W/I closet.Spanning 3 levels,this A/C home is designed with both comfort and functionality in mind.Enjoy the outdoors from one of the three expansive decks, perfect for morning coffees, summer BBQs, or simply unwinding in nature's embrace.Inside, large windows invite natural light to fill the space, creating a warm & inviting atmosphere throughout the home.Huge workshop.The walk-out basement includes 2 separate living spaces, ideal for extended family, guests,or potential rental income.Explore hiking trails nearby!