

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2003
Frontage (ft):	62.67	Bathrooms:	6	Age:	21
Lot Area: (sq.ft.)	6,027.00	Full Baths:	5	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,053.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	025-574-337

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Mountain view - primary bdrm

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 110, PLAN BCP3374, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac

Features: ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 13'6	Above	Primary Bedroom	19'3 x 16'9	Bsmt	Dining Room	11'7 x 8'3
Main	Dining Room	12'7 x 10'4	Above	Primary Bedroom	12'2 x 9'4	Bsmt	Kitchen	8'1 x 7'7
Main	Kitchen	12' x 11'10	Above	Bedroom	11'6 x 10'5	Bsmt	Bedroom	11'10 x 10'11
Main	Family Room	15'9 x 12'	Above	Bedroom	12'2 x 10'	Bsmt	Bedroom	11'9 x 9'3
Main	Eating Area	12' x 10'	Bsmt	Recreation Room	24'2 x 16'8			
Main	Office	11'8 x 11'	Bsmt	Laundry	12' x 6'8			
Main	Foyer	9'9 x 6'3	Bsmt	Living Room	12'6 x 12'2			

Finished Floor (Main):	1,383 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,151 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,368 sqft	Suite:	Unauthorized Suite	Above	3	Yes
Finished Floor (Total):	3,902 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	3	No
Grand Total:	3,902 sqft	Beds In Bsmt:	2 / 6	Bsmt	4	No
		# Of Pets:				

Discover luxury in this 2 storey plus basement, 6-bed, 6-bath custom built home. A bright grand foyer welcomes you to a large family room and formal dining room, while the open living area and a chef-grade kitchen extend to a sunny yard. Upstairs offers 2 primary bedrooms, one with walk-in closet and spa-like ensuite, plus 2 guest bdrms and a full bath. Down features spacious rec room, full bath, laundry and a 2 bdrm suite with separate entry. Enjoy expertly crafted custom stonework, premium fixtures, and a rebar-reinforced foundation for durability. A soundproofed main-level and basement suite enhances privacy and comfort for all. 3 fireplaces, alarm, customizable comfort with multi-zone radiant floor heating, double garage, ample parking, and much more. A pleasure to show !