

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1992
Frontage (ft):	260.00	Bathrooms:	5	Age:	32
Lot Area: (sq.ft.)	16,509.00	Full Baths:	4	Zoning:	R-1E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,082.48
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	017-666-775

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	FRASER HEIGHTS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 40, PLAN LMP2969, PART NW1/4, SECTION 6, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT
Amenities:	Pool; Outdoor,Workshop Detached
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 15'3	Above	Bedroom	12'8 x 15'10	Bsmt	Media Room	11' x 18'
Main	Family Room	17'6 x 15'1	Above	Bedroom	14'9 x 13'0	Bsmt	Hobby Room	15' x 11'9
Main	Dining Room	11'6 x 15'8	Above	Bedroom	11'4 x 12'0			
Main	Bedroom	10'6 x 12'10	Bsmt	Bedroom	12' x 8'			
Main	Bedroom	11'6 x 16'2	Bsmt	Other	23' x 16'			
Above	Primary Bedroom	17'8 x 17'8	Bsmt	Other	19' x 11'9			

Finished Floor (Main):	2,406 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,757 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,870 sqft	Suite:	Other	Above	4	No
Finished Floor (Total):	6,033 sqft	Crawl/Bsmt Height:		Below	5	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	4	No
Grand Total:	6,033 sqft	Beds In Bsmt:	1 / 7			
		# Of Pets:				

Welcome to this stunning home in Fraser Heights sitting on an expansive 16,500 sq.ft lot in a cul-de-sac and with a 6,000+ sq.ft luxury home. This home has a TRIPLE CAR garage with lots of driveway parking, easy walkout suite in the basement which has a bathroom, bedroom and bar room. The backyard is one of the best features of the home with a stunning pool, hot tub, detached shed and a covered entertainment space with an outdoor kitchen! The home also features an oversized primary bedroom with a balcony that has incredible MOUNTAIN VIEWS. Not to mention, an updated kitchen with S/S appliances, newer windows, quartz counters and ample storage space. This home is only a walk to PACIFIC ACADEMY and all amenities. A home you won't want to miss out on!