

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	260.00	<b>Bathrooms:</b>	5	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	16,509.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,082.48
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-666-775

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 7 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	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	14'9 x 13'0	Below	Storage	19' x 11'9
Main	Family Room	17'6 x 15'1	Above	Bedroom	11'4 x 12'0	Bsmt	Hobby Room	15' x 11'9
Main	Dining Room	11'6 x 15'8	Below	Recreation Room	29'0 x 12'0			
Main	Bedroom	10'6 x 12'10	Below	Bar Room	23' x 16'			
Main	Living Room	15'6 x 17'1	Below	Bedroom	12' x 8'			
Above	Primary Bedroom	17'8 x 17'8	Below	Media Room	11' x 18'			
Above	Bedroom	12'8 x 15'10						

<b>Finished Floor (Main):</b>	2,406 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,757 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,870 sqft	<b>Suite:</b>	Other	Above	4	No
<b>Finished Floor (Total):</b>	6,033 sqft	<b>Crawl/Bsmt Height:</b>		Below	5	No
<b>Unfinished Floor:</b>	0 sqft			Below	4	No
<b>Grand Total:</b>	6,033 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

OPEN HOUSE SUNDAY JULY 7 FROM 1-3PM. 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, a 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!