

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	100.00	Bathrooms:	5	Age:	0
Lot Area: (sq.ft.)	10,890.00	Full Baths:	4	Zoning:	CD39
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,678.08
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	030-923-077

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other,RV Parking Avail.
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:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 21, PLAN EPP87837, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 15'6"	Main	Den	11'6" x 9'8"	Abv Main 2	Bedroom	12'2" x 10'10"
Main	Living Room	11' x 15'6"	Above	Bedroom	16' x 20'	Abv Main 2	Storage	9'11" x 8'3"
Main	Family Room	15'6" x 18'	Above	Bedroom	11' x 15'6"			
Main	Kitchen	18'8" x 16'	Above	Bedroom	13' x 15'8"			
Main	Pantry	6'6" x 10'8"	Abv Main 2	Living Room	15'4" x 11'9"			
Main	Bedroom	12'2" x 13'2"	Abv Main 2	Kitchen	14'3" x 9'7"			
Main	Walk-In Closet	9'6" x 4'8"	Abv Main 2	Bedroom	12'2" x 9'11"			

Finished Floor (Main):	2,078 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,604 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	4,449 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	4	Yes
Grand Total:	4,449 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

This meticulously crafted 2-storey home spans over 4,500 sq ft and features a unique 27'x20'9" fully finished detached shop with a 2-bedroom coach home suite, ideal for large families, car enthusiasts, or hobbyists. The open layout connects the family room, kitchen, spice kitchen, and covered patio, complemented by traditional dining and living areas. There are 4 bedrooms plus a den, each a master suite with a walk-in closet and ensuite bathroom. The primary master suite includes a spa-like bathroom with dual sinks, a large soaker tub, separate shower, and expansive walk-in closet. Additional amenities include RV parking and a practical 4-foot crawl space. Positioned on a quarter-acre lot with city water and sewer, the home enjoys a tranquil cul-de-sac location with mountain views.