

Depth/Size (ft):	(0.75AC)	Bedrooms:	6	Approx. Year Built:	2020
Frontage (ft):	124.00	Bathrooms:	5	Age:	4
Lot Area:		Full Baths:	4	Zoning:	RU-3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,145.21
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	031-165-095

Style of Home:	2 Storey	Parking:	Total: 15 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : ALR land/field
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Septic
Legal:	STRATA LOT 2 SECTION 28 TOWNSHIP 10 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS6700TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,Guest Suite,In Suite Laundry
Site Influences:	Golf Course Nearby,Private Setting,Rural Setting
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Sprinkler - Inground,Storage Shed,Water Treatment,Wine Cooler
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'3" x 20'4"	Main	Utility	6'3" x 6'10"	Above	Storage	7'5" x 6'3"
Main	Dining Room	13'8" x 17'3"	Above	Primary Bedroom	17'4" x 17'6"	Above	Living Room	11'8" x 14'7"
Main	Kitchen	14'3" x 19'4"	Above	Bedroom	13'0" x 12'1"	Above	Dining Room	8'6" x 12'7"
Main	Office	11'0" x 12'9"	Above	Bedroom	11'8" x 15'3"	Above	Kitchen	10'9" x 10'4"
Main	Foyer	10'2" x 8'5"	Above	Bedroom	14'7" x 17'6"			
Main	Pantry	11'10" x 12'1"	Above	Laundry	9'7" x 8'5"			
Main	Storage	8'4" x 10'1"						

Finished Floor (Main):	1,846 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,711 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	4,557 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft	Basement:	None	Above	4	No
Grand Total:	4,557 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Beautiful home in Campbell Valley! Only 4 years old and better than new! Large two story home on .75 acre with legal 2 bedroom legal suite. 4557 square feet with 6 bedrooms and 5 bathrooms (legal suite 888 sq feet w/own laundry). Beautiful Open Floor plan, perfect for entertaining, spacious kitchen and eating area that opens to large covered composite deck. Main floor also has office, deluxe walk in pantry and mudroom. Upper floor has 4 lrg bedrooms, 3 baths and laundry. Primary bdrm w/large walk in closet and 5 piece ensuite w/soaker tub. The property is a spectacular gardeners dream w/ Japanese rock gardens in front and back (over 25K in specimen trees), 2 large sheds, 2 gazebo's, raised garden beds and gorgeous South views of the ALR land in behind. New A/C and water filtration system.