

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2020
Frontage (ft):	14.33	Bathrooms:	6	Age:	4
Lot Area: (sq.ft.)	3,618.00	Full Baths:	4	Zoning:	SF
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,446.39
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-445-019

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 54, PLAN EPP79740, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Heat Recov. Vent.,Jetted Bath tub,Microwave,Oven - Built In,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 5'4	Above	Walk-In Closet	9'5 x 5'2
Main	Living Room	10' x 11'	Above	Bedroom	10' x 11'6
Main	Dining Room	14' x 9'11	Above	Bedroom	11'1 x 10'7
Main	Family Room	18' x 9'11	Above	Bedroom	11'1 x 11'5
Main	Kitchen	12'8 x 15'5	Above	Laundry	7' x 4'
Main	Wok Kitchen	15'5 x 5'7			
Above	Primary Bedroom	14'2 x 14'2			

Finished Floor (Main):	1,043 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,144 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,054 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	3,241 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,241 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Experience the epitome of luxurious living in Grandview Heights. This sanctuary boasts an array of upgrades from spa-inspired bathrooms, to a gourmet kitchen surely to be a chefs delight, complimented by a fully functioning spice kitchen with a 2nd D/W. Features incl:AC for year round comfort,gas stove, high-end appliance pkg, open concept floorplan for entertaining and for your peace of mind security systems setup complete with built-in monitor. Additional features are custom cabinetry, designer blinds throughout with additional blackout custom drapes. Unwind in your Spa inspired ensuite with deep soaker tub, jetted shower, large W/I closet and designer wall treatments throughout. This home is complete with a 2 bdrm suite and convient walking distance to parks, schools and shops close by.