

Depth/Size (ft):	106	Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	52.00	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	5,222.00	Full Baths:	3	Zoning:	R-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,027.53
Rear Yard Exp:	West			For Tax Year:	2022
View:	Yes			P.I.D.:	028-480-139

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View: Yes : Mountains & Valley

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 16, PLAN BCP47305, SECTION 32, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Cul-de-Sac,Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Wet Bar

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 4'10	Above	Walk-In Closet	9'6 x 6'4	Bsmt	Kitchen	12'9 x 8'4
Main	Office	13'0 x 14'0	Above	Bedroom	11'10 x 12'1	Bsmt	Eating Area	12'1 x 7'3
Main	Kitchen	16'2 x 12'2	Above	Bedroom	12'0 x 11'11	Bsmt	Living Room	9'6 x 13'0
Main	Dining Room	13'6 x 11'5	Above	Bedroom	13'5 x 11'11	Bsmt	Bedroom	13'0 x 14'0
Main	Living Room	16'3 x 18'9	Bsmt	Media Room	18'9 x 19'0	Bsmt	Utility	7'6 x 5'1
Main	Laundry	10'0 x 8'0	Bsmt	Bar Room	14'4 x 10'3	Bsmt	Patio	9'10 x 22'11
Above	Primary Bedroom	15'11 x 13'11	Bsmt	Den	16'9 x 9'6	Bsmt	Patio	17'7 x 19'3

Finished Floor (Main):	1,464 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,428 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,878 sqft	Suite:	Unauthorized Suite	Above	5	No
Finished Floor (Total):	4,770 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,770 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Experience the best of West Coast living in this beautiful, IMMACULATE MOVING READY 4,770 sqft family home in Silver Valley. The large open-concept main floor boasts windows showcasing stunning mountain views & multiple outdoor spaces, including twin decks with sunny South & West exposures. Entertain effortlessly in the large island kitchen or "hidden gem" backyard patio. Main floor also features a spacious office, mudroom & separate laundry. Upstairs, find four large bedrooms including an oversized primary suite with a spa-like ensuite & large window panoramic views. The basement includes a media room under the suspended slab garage, a bar, a bedroom with in-law accommodations & a walk-out separate entry. All this is located on 5,222 sqft corner lot with A/C & hot water on demand.