

<b>Depth/Size (ft):</b>	174.2	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	64.50	<b>Bathrooms:</b>	4	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	4	<b>Zoning:</b>	RES1-C
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,894.43
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-206-382

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	
<b>Construction:</b>	Brick,Concrete,Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountains

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 262, PLAN NWP45952, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,Bike Room,Garden,Guest Suite,Pool; Outdoor,Storage,Swirlpool/Hot Tub

**Site Influences:** Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Hot Tub Spa/Swirlpool,Other - See Remarks,Security System,Smoke Alarm,Storage Shed,Swimming Pool Equip.

**Bylaw Restrict:**

**Listing Broker(s):** Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'11 x 12'1	Below	Storage	7'9 x 8'3	Below	Eating Area	5'10 x 11'2
Main	Bedroom	12'3 x 10'3	Below	Bedroom	16'8 x 11'11	Below	Bedroom	12'11 x 12'1
Main	Bedroom	9'3 x 10'1	Below	Bedroom	10'0 x 12'3	Below	Laundry	10'7 x 14'7
Main	Living Room	16'3 x 14'8	Below	Laundry	8'7 x 8'0			
Main	Dining Room	16'0 x 12'1	Below	Flex Room	23'6 x 13'5			
Main	Kitchen	14'2 x 14'8	Below	Utility	5'11 x 8'0			
Main	Foyer	7'9 x 2'7	Below	Kitchen	9'4 x 9'2			

<b>Finished Floor (Main):</b>	1,437 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,701 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Main	4	Yes
<b>Finished Floor (Total):</b>	3,138 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,138 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Experience convenience in this exceptional 6-bedroom, 4-bathroom home with a fenced yard and unauthorized suite. Revel in resort-style living with an in-ground pool, hot tub, and panoramic mountain views. Backing onto a serene frisbee park, this property offers unparalleled privacy and outdoor enjoyment. Equipped with solar panels, central AC, and a new furnace pump, this home combines sustainability with modern comfort. Discover the perfect blend of relaxation and sophistication in this maintained residence.