

Depth/Size (ft):	98.42	Bedrooms:	7	Approx. Year Built:	2022
Frontage (ft):	52.49	Bathrooms:	6	Age:	2
Lot Area: (sq.ft.)	5,167.76	Full Baths:	5	Zoning:	MD465
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,465.75
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	031-034-501

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Valley and Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 8, PLAN EPP89115, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Microwave,Range Top,Refrigerator,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	16'1 x 6'	Main	Mud Room	10' x 7'	Above	Bedroom	10'10 x 10'3
Main	Living Room	10'8 x 12'	Above	Primary Bedroom	16'2 x 13'11	Above	Walk-In Closet	7'5 x 4'4
Main	Dining Room	10'8 x 12'1	Above	Walk-In Closet	10' x 8'	Above	Laundry	6'2 x 9'2
Main	Kitchen	18'11 x 10'3	Above	Bedroom	12'3 x 11'6	Bsmt	Living Room	15'5 x 11'8
Main	Wok Kitchen	8'8 x 7'	Above	Walk-In Closet	5'4 x 5'	Bsmt	Kitchen	8' x 12'3
Main	Nook	16' x 10'10	Above	Bedroom	14'11 x 12'	Bsmt	Bedroom	9'11 x 9'9
Main	Family Room	18'11 x 15'11	Above	Walk-In Closet	5'4 x 5'	Bsmt	Walk-In Closet	6'3 x 5'9

Finished Floor (Main):	1,500 sqft	# Of Rooms:	26	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,550 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,511 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	4,561 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	4,561 sqft	Beds In Bsmt:	3 / 7	Bsmt	4	No
		# Of Pets:				

WOW! Discover this breathtaking custom-built home in the newest subdivision, offering stunning mountain and valley views. With a 2-5-10 year warranty, move in worry-free to this luxurious residence featuring high-quality finishes, luxury quartz countertops, a spice kitchen, and a spacious open layout with 10 ft. ceilings on both the main and lower floors. The top floor boasts 4 bedrooms, all with walk-in closets, including a large master bedroom with a fireplace and 5-piece ensuite. The roomy basement includes a 2-bedroom LEGAL SUITE with walk-in closets and separate laundry, a recreation room with a full bath, and an additional bedroom with a separate entry, easily convertible into a second suite with pre-plumbed kitchen facilities. Close to all amenities and schools.