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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 211 | Bedrooms: | 5 | Approx. Year Built: | 1988 |
| Frontage (ft): | 210.00 | Bathrooms: | 4 | Age: | 36 |
| Lot Area: (sq.ft.) | 43,560.00 | Full Baths: | 3 | Zoning: | SR |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$8,411.94 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 003-215-024 |

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|-------------------------|---------------------------------------|-------------------------|--|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 12 - Covered: 3 |
| Construction: | Frame - Wood | Covered Parking: | 3 |
| Exterior: | Brick,Mixed,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Triple,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 3 - Fuel: Electric,Natural Gas | Distance to: | |
| Water Supply: | Community | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Hot Water,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,Tile,Wall/Wall/Mixed | Fixtures Rmvd: | No |

View: Yes : North Shore Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 31 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICTPLAN 62930

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Private Setting,Private Yard,Recreation Nearby,Rural Setting,Ski Hill Nearby,Treed

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Oven - Built In,Pantry,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): eXp Realty (Branch)

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|-------------|--------------|--------------|-----------------|--------------|--------------|-------------|-------------|
| Main | Living Room | 18'1 x 17'9 | Main | Laundry | 16'6 x 13'2 | Below | Living Room | 17'4 x 13'0 |
| Main | Kitchen | 12'2 x 11'2 | Above | Primary Bedroom | 20'9 x 13'10 | Below | Storage | 15'2 x 13'0 |
| Main | Dining Room | 15'11 x 12'7 | Above | Walk-In Closet | 11'3 x 7'2 | Below | Kitchen | 9'9 x 8'1 |
| Main | Eating Area | 13'1 x 10'2 | Above | Bedroom | 13'1 x 12'7 | | | |
| Main | Family Room | 19'8 x 17'10 | Above | Bedroom | 11'3 x 9'3 | | | |
| Main | Games Room | 18'10 x 15'2 | Above | Bedroom | 11'11 x 11'7 | | | |
| Main | Den | 13'6 x 11'1 | Below | Bedroom | 14'10 x 12'4 | | | |

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|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,312 sqft | # Of Rooms: | 17 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,468 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 1,370 sqft | # Of Levels: | 3 | Abv Main 2 | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Above | 5 | Yes |
| Finished Floor (Total): | 5,150 sqft | Crawl/Bsmt Height: | | Below | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 5,150 sqft | Beds In Bsmt: | 0 / 5 | | | |
| | | # Of Pets: | | | | |

Gorgeous Exec home on stunning Acreage, corner lot surrounded by green space on Verdon way w/ meticulous yard has everything you can want. Over 5,000 sqft of FLEXIBLE living, 5 bdrm + LRG Den + Game rm, OR use the Game rm as LRG BDRM on Main & voila 7 Bedrooms! Office/Den right by the Grand Foyer, a spacious Formal Lvng Rm w/ 1 of 3 fireplaces. Relax in a Jetted Tub in ensuite of HUGE Primary Bdrm; bright entertainer's kitchen perfect for the chef, Huge Family Rm w/ Lrg Windows overlooking massive concrete deck & gazebo... Stunning property w/ Square Lot to build Coach Home w/ separate access & yard, or enjoy the STUNNING property for yourself. Did I mention the MASSIVE triple car Garage!? Reno's: Paint, carpet, awning, In-law suite kitchen, fresh landscaping, newer roof, MOVE IN READY!