

Depth/Size (ft):	236	Bedrooms:	4	Approx. Year Built:	1999
Frontage (ft):	99.00	Bathrooms:	5	Age:	25
Lot Area: (sq.ft.)	13,531.00	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,419.31
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	023-075-392

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 12 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple,RV Parking Avail.
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:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet,Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Sumas Flats & Mt Baker

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 8, PLAN LMP22870, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Pantry,Smoke Alarm,Storage Shed,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX Blueprint Realty. (Branch), RE/MAX Blueprint Realty. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 13'	Main	Walk-In Closet	7'7 x 6'9	Below	Bedroom	17'8 x 13'7
Main	Dining Room	13' x 10'8	Main	Foyer	11'5 x 8'4	Below	Walk-In Closet	6'2 x 5'6
Main	Kitchen	14'7 x 13'10	Main	Laundry	6'9 x 6'6	Bsmt	Recreation Room	34'10 x 17'
Main	Pantry	4'11 x 3'10	Below	Primary Bedroom	19'7 x 13'	Bsmt	Den	12'11 x 7'3
Main	Eating Area	10'6 x 7'	Below	Walk-In Closet	10'9 x 5'8	Bsmt	Utility	10'6 x 4'4
Main	Family Room	18'1 x 16'4	Below	Family Room	26'11 x 22'2	Bsmt	Storage	7'10 x 4'1
Main	Primary Bedroom	14'11 x 13'11	Below	Bedroom	13'10 x 10'3			

Finished Floor (Main):	1,839 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,725 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	793 sqft	Suite:	None	Below	5	Yes
Finished Floor (Total):	4,357 sqft	Crawl/Bsmt Height:		Below	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	3	No
Grand Total:	4,357 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

AMAZINGLY located right off Whatcom at the end of a CUL-DE-SAC, w/ a completely unobstructed & stunning PANORAMIC view of the flats and MT. BAKER, this one will take your breath away, and must be SEEN to feel just how captivating it is! Parking GALORE, w/ a TRIPLE garage, huge driveway, plus ample parking down the side for your boat, RV, you name it! HUGE 1/4-acre, multi-tiered and GORGEOUS yard, & a MASSIVE home w/ not one, but THREE master suites, all w/ WI closets & Ensuites. This home is perfectly setup for large families, OR a SAVVY INVESTOR, as each floor could be made into a SUITE, each w/ their own private access & patios. The home is bright and grandiose, w/ large foyer, vaulted ceilings, curved staircase, 2 gas FPs, & VIEWS, VIEWS, VIEWS everywhere you look!!! OH July 27 11am-1pm