

Depth/Size (ft):	121.85	Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):	83.46	Bathrooms:	2	Age:	9
Lot Area: (sq.ft.)	10,110.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,106.53
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	028-061-021

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Heat Pump	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,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View: Yes : Spectacular mountain views

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, PLAN BCP42517, SECTION 24, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Ski Hill Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Pantry,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	12' x 11'	Main	Laundry	12' x 6'
Main	Primary Bedroom	15' x 14'	Main	Walk-In Closet	11' x 5'
Main	Bedroom	11' x 11'	Above	Bedroom	15' x 12'
Main	Great Room	19' x 16'	Above	Walk-In Closet	12' x 11'
Main	Kitchen	16' x 10'			
Main	Dining Room	16' x 10'			
Main	Pantry	7' x 4'			

Finished Floor (Main):	1,807 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	326 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,133 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,133 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home! Nestled amidst the whisper-quiet community of Mt Woodside, this STUNNING Executive Home features an extensive list of upgrades, as well as a completely-flat 10,110 square foot lot! This entertainer's dream features a lavish Primary Bedroom on the main floor with exclusive backyard access, an elegant LED fireplace, private ensuite with radiant heating, fully-customizable accent lighting, gold-accent hardware, Jacuzzi tub and Executive Shower with misting system, plus backlit mirrors in every Bathroom. This open-concept home features peaked ceilings in the Great Room, solar privacy window film throughout, a Heat Pump for year-round comfort, EV charging and an abundance of parking for all of your toys! Take our Matterport tour 24/7! OPEN HOUSE SATURDAY AUGUST 24TH FROM 12-2PM!!