

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	5	Age:	1
Lot Area: (sq.ft.)	4,305.00	Full Baths:	4	Zoning:	RS4
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,051.48
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-448-208

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Rear,Side
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : COASTAL MOUNTAINS OFF DECK
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT B, BLOCK J, PLAN EPP111566, DISTRICT LOT 255, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cleared,Lane Access,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Oracle Realty Ltd., Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 5'5	Above	Primary Bedroom	13'8 x 11'11	Bsmt	Recreation Room	21'3 x 9'5
Main	Office	9'9 x 10'3				Abv Main 2	Kitchen	9'11 x 5'0
Main	Living Room	17' x 12'1	Above	Walk-In Closet	9'7 x 5'7	Abv Main 2	Living Room	15'4 x 10'0
Main	Dining Room	10'2 x 10'2	Above	Bedroom	9'9 x 9'5			
Main	Kitchen	19'8 x 10'1	Above	Bedroom	9'10 x 9'3			
Main	Pantry	5'1 x 5'5	Above	Bar Room	9'11 x 8'11			
Above	Laundry	8'10 x 5'6	Bsmt	Living Room	10' x 8'10			
			Bsmt	Bedroom	10'1 x 9'6			

Finished Floor (Main):	1,269 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	969 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	987 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	5	Yes
Finished Floor (Total):	3,225 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Abv Main 2	3	No
Grand Total:	3,225 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

3225 sq ft of Stunning family home! Let the pride of ownership shine in this custom 5-6 bedroom home PLUS a legal suite in the Lane house is an absolute MUST SEE!! 4 bedrooms up & 2 down in the finished bright walk out basement. The modern architecture is absolutely breathtaking from unique cabinetry to amazing detail in the hardware and elaborate lighting package, the Kitchen has an oversized Island with waterfall edge, tons of cabinetry & top of the line flooring. A built-in security screen. Ambiance galore with the detail in the feature walls and exquisite LED lighting in the stairs that lead up to 4 bedrooms the primary bedroom has a custom feature wall, a massive walk-in closet and spa like En-suite. Amenities at arms length, Home depo/Costco.