

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Rear,Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	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	Above	Walk-In Closet	9'7 x 5'7	Abv Main 2	Kitchen	9'11 x 5'0
Main	Living Room	17' x 12'1	Above	Bedroom	9'9 x 9'5	Abv Main 2	Living Room	15'4 x 10'0
Main	Dining Room	10'2 x 10'2	Above	Bedroom	9'10 x 9'3			
Main	Kitchen	19'8 x 10'1	Above	Bar Room	9'11 x 8'11			
Main	Pantry	5'1 x 5'5	Bsmt	Living Room	10' x 8'10			
Above	Laundry	8'10 x 5'6	Bsmt	Bedroom	10'1 x 9'6			

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

3225 sq ft of Stunning Gorgeous and beautiful! This custom 5-6 bedroom home PLUS a legal suite in the lane house is an absolute MUST SEE!! 4 bedrooms up possible 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 a elaborate lighting package, the Kitchen has an oversized Island with waterfall edge and 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/ walking distance to eateries. OPEN SAT & SUN 2-4PM