

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	67.36	Bathrooms:	4	Age:	0
Lot Area (sq.ft.):	9,856.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,671.15
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	004-662-997

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	Rear,Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Open
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:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 87, PLAN NWP30528, DISTRICT LOT 324, GROUP 2, NEW WESTMINSTER LAND DISTRICT

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

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Sprinkler - Inground,Vacuum - Built In,Wet Bar,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 13'1	Main	Storage	10'0 x 6'1	Above	Walk-In Closet	8'7 x 9'0
Main	Dining Room	15'6 x 13'7	Main	Mud Room	10'0 x 9'5	Above	Laundry	8'6 x 5'4
Main	Kitchen	10'7 x 20'0	Above	Flex Room	31'11 x 15'3	Bsmt	Media Room	30'3 x 23'9
Main	Living Room	21'6 x 20'5	Above	Bedroom	13'1 x 12'1	Bsmt	Bar Room	8'7 x 13'1
Main	Pantry	6'9 x 8'2	Above	Bedroom	14'1 x 11'6	Bsmt	Storage	6'10 x 11'2
Main	Nook	8'6 x 8'7	Above	Bedroom	10'0 x 13'0	Bsmt	Storage	14'3 x 7'2
Main	Bedroom	13'0 x 12'0	Above	Primary Bedroom	15'7 x 15'0			

Finished Floor (Main):	1,884 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,771 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,029 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	4,684 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,684 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

GROVE - by Midland Premium Properties. This luxurious 5 bedroom residence is rooted in southern design, featuring Italian plaster, European white oak and a tumbled brick exterior. An absolute statement home, with only minutes walk to the heart of Fort Langley. Warm wood, polished metals and heavy use of marble give this home a true feeling of ultimate luxury. Thoughtful design brings families together with the breakfast nook that seats 10. Dream kitchen featuring La Cornue double oven, Marble backsplash from Italy and a butlers pantry leading outside to your built-in BBQ. 4 bedrooms up, and 5th bedroom on the main, perfect for a guest room or nanny. Ask your Realtor for the full list of features, and call today to book your private tour.