

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	121.00	Bathrooms:	4	Age:	32
Lot Area: (Acres)	1.06	Full Baths:	2	Zoning:	RR
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,934.02
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	016-268-121

Style of Home:	2 Storey,Carriage/Coach House	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	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	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 12, PLAN NWP85701, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Pool; Outdoor,Storage,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	Greenbelt,Private Setting,Private Yard,Treed
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwave,Security System
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'5 x 5'	Above	Primary Bedroom	10'10 x 23'1
Main	Living Room	13'7 x 14'9	Above	Walk-In Closet	11' x 18'9
Main	Dining Room	12'7 x 9'5	Above	Bedroom	13'5 x 11'6
Main	Kitchen	16'4 x 20'11	Above	Bedroom	13'1 x 12'1
Main	Family Room	19'6 x 16'1	Abv Main 2	Kitchen	8'10 x 10'3
Main	Laundry	9'4 x 9'5	Abv Main 2	Recreation Room	30'6 x 24'10
Main	Office	11' x 10'11			

Finished Floor (Main):	1,522 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,202 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,777 sqft	Crawl/Bsmt Height:		Abv Main 2	2	No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,777 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your dream home! Nestled on a fenced private acre, this property has a fully renovated 3 bed/3 bath main house, an impressive 40X26 SHOP & a CARRIAGE home. Parking for over 12 cars plus RV/boat parking. Step inside & be greeted by an open foyer & a wrap around staircase. The beautiful kitchen connects to the great room, creating a perfect space for gatherings. The primary suite features the walk-in closet of every woman's dreams & an ensuite w/a soaker tub & a glass shower. The insulated shop is a haven for hobbyists, w/220v power & ample space. Above the shop, the 1053sqft vaulted carriage studio includes a kitchen & bath, ready to serve as a suite w/ minimal effort. With over \$500k spent in renovations, this home truly has everything—luxury, functionality, & space. Call today!