

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2005
Frontage (ft):	50.00	Bathrooms:	5	Age:	19
Lot Area: (sq.ft.)	5,100.00	Full Baths:	4	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	011-147-156

Style of Home:	3 Storey	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - 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:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Other	Fixtures Rmvd:	No

View: Yes : FULL UNOBSTRUCTED OCEAN VIEW

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 7, PLAN NWP5729, PART NW1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby,Lane Access,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Jetted Bathtub,Microwave,Oven - Built In,Security System,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict:

Listing Broker(s): Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'4 x 24'5	Below	Bedroom	15'2 x 15'8
Main	Den	14'5 x 12'6	Below	Bedroom	15'3 x 17'10
Main	Dining Room	12'5 x 14'7	Below	Foyer	7'11 x 4'9
Main	Kitchen	12'6 x 13'9	Below	Kitchen	10'5 x 9'10
Main	Laundry	12'10 x 5'8	Below	Living Room	15'8 x 13'10
Above	Primary Bedroom	18'11 x 13'4	Below	Bedroom	12'7 x 10'1
Above	Walk-In Closet	9'11 x 4'7	Below	Storage	33'9 x 13'5

Finished Floor (Main):	1,335 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	448 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,367 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,367 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

\$\$\$\$ Ocean Front home buyers alert!!! Mortgage helpers. Retirement income!!! Potential 50K-90k annually. Legal 1 bdrm or deluxe 2 bdrm suite with 2 full bathrooms with jacuzzi. Or 2 bdrm B&B. Up to 8 car parking, security gated entrance, 450sqft storage room for kyacks, paddle boards. 3 mins to hiking trails, restaurants. Custom built from ground up all to code. Featuring four rock fireplaces, exceptional construction quality and materials, rock floors with soundproofing between levels, all new kitchen appliances, and an expansive covered sundeck with a gas heater for unobstructed ocean views and breathtaking sunsets. Back lane access available.