

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	1997
Frontage (ft):	35.43	Bathrooms:	7	Age:	27
Lot Area: (sq.ft.)	7,265.00	Full Baths:	0	Zoning:	
Flood Plain:	No	Half Baths:	7	Gross Taxes:	\$6,258.40
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	023-390-417

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Metal,Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Fraser River/New Westminster
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 3, BLOCK 5N, PLAN LMP27818, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Oven - Built In,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Nationwide Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'4	Main	Study	10' x 10'	Below	Bedroom	12'5 x 13'2
Main	Family Room	19' x 15'	Above	Primary Bedroom	18'6 x 15'3	Below	Living Room	23'4 x 13'2
Main	Kitchen	14' x 12'6	Above	Bedroom	13' x 12'	Below	Bedroom	14' x 9'
Main	Wok Kitchen	5'7 x 7'6	Above	Bedroom	14'6 x 11'	Below	Media Room	17'4 x 14'
Main	Dining Room	12'5 x 10'	Above	Bedroom	18'3 x 11'			
Main	Eating Area	15' x 9'	Below	Living Room	20' x 14'7			
Main	Bedroom	14'6 x 13'	Below	Bedroom	12'7 x 12'1			

Finished Floor (Main):	1,723 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,479 sqft	# Of Kitchens:	2	Main	1	No
Finished Floor (Below):	1,750 sqft	# Of Levels:	3	Main	1	No
Finished Floor (Bsmt):	0 sqft		Legal	Above	1	Yes
Finished Floor (Total):	4,952 sqft	Suite:	Suite,Unauthorized Suite	Above	1	Yes
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Above	1	Yes
Grand Total:	4,952 sqft	Basement:	Full,Fully Finished	Below	1	No
		Beds In Bsmt:	0 / 8	Below	1	No
		# Of Pets:				

Custom built, beautiful house in Royal Heights - over 4900 sq. ft. of living space on quiet part of River Road with a view of New Westminster and Fraser River area. This 3-level house features high ceilings, ample natural lights with huge windows, heated floors, fire sprinklers, separate spice kitchen, recreation room as a movie theatre, fireplace & deck in the master bedroom with jacuzzi in the bathroom. The house has 8 bedrooms and 6 full bathrooms with 2 mortgage helper suites in the basement. Basement has separate entry, kitchen. 2 bedrooms and single bedroom suites. Property contains accommodation which is not authorized. Mature fruit trees and flowers for garden enthusiasts. 2 car garage with 4-6 car parking space on the driveway.