

Depth/Size (ft):	IRR	Bedrooms:	5	Approx. Year Built:	2023
Frontage (ft):	440.61	Bathrooms:	6	Age:	1
Lot Area: (Acres)	1.73	Full Baths:	5	Zoning:	RR7S
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,478.33
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-095-950

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Triple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains and trees
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT B, PLAN EPP88461, SECTION 4, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Paved Road,Private Setting,Private Yard
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security - Roughed In,Sprinkler - Fire
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	19'1 x 10'4	Main	Living Room	18'10 x 20'10	Below	Recreation Room	16'9 x 29'2
Main	Dining Room	14'11 x 11'11	Main	Primary Bedroom	15' x 19'4	Below	Bedroom	13'7 x 15'11
Main	Laundry	14'4 x 12'1	Main	Walk-In Closet	15' x 11'11	Below	Walk-In Closet	5'8 x 6'3
Main	Utility	8'3 x 5'4	Below	Patio	14'6 x 26'10	Below	Bedroom	14'11 x 15'4
Main	Bedroom	14'11 x 12'10	Below	Patio	58'6 x 15'	Below	Walk-In Closet	5'7 x 6'3
Main	Pantry	5'7 x 10'	Below	Flex Room	18'11 x 26'10	Below	Storage	10'4 x 8'6
Main	Kitchen	17'5 x 10'11	Below	Storage	24'7 x 9'6	Below	Bedroom	14'4 x 13'3

Finished Floor (Main):	2,829 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	2,879 sqft	Suite:	None	Bsmt	4	Yes
Finished Floor (Total):	5,708 sqft	Crawl/Bsmt Height:		Below	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	Yes
Grand Total:	5,708 sqft	Beds In Bsmt:	0 / 5	Bsmt	4	No
		# Of Pets:				

Experience Pinterest in reality - your ideal home awaits you! This spacious rancher-style home covers almost 6,000 sq ft with a walkout basement, providing a 1.73ac secluded retreat on the mountainside. The classic design of the main floor includes a chef's kitchen perfect for entertaining, complete with a pantry, a 10 ft island and high-end appliances. The impressive great room boasts a soaring vaulted ceiling, stunning triple French doors and expansive windows. The primary wing (not a room but a wing) ensures privacy, featuring a coffee bar, cedar tub on your own deck with a spa-like ensuite and impressive walk-in closet. On the lower level, 3 bedrooms with attached bathrooms and walk-in closets, and plenty of room to potentially add a suite. RR7s zoning makes it ready for a coach home.