

Depth/Size (ft):	IRR(1.73AC)	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	440.94	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:	Log	Covered Parking:	
Exterior:	Log	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:	Mixed	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 20'20	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	Below	4	Yes
Finished Floor (Total):	5,708 sqft	Crawl/Bsmt Height:		Below	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Below	4	Yes
Grand Total:	5,708 sqft	Beds In Bsmt:	0 / 5	Below	4	No
		# Of Pets:				

Experience Pinterest in reality – your dream home awaits! This expansive rancher-style residence spans nearly 6,000 sq ft with a walkout basement, nestled on a private 1.73-acre mountainside retreat. The main floor features a chef's kitchen ideal for entertaining, with a pantry, 10-ft island, and high-end appliances. The great room showcases a vaulted ceiling, triple French doors, and oversized windows. The primary wing offers ultimate privacy with a coffee bar, cedar tub on your private deck, spa-like ensuite, and impressive walk-in closet. The lower level includes 3 bedrooms, each with en-suite bathrooms and walk-in closets, plus ample space to add a suite. RR7s zoning allows for a coach home.