

Depth/Size (ft):	16.2X20X7	Bedrooms:	7	Approx. Year Built:	2024
Frontage (ft):	36.74	Bathrooms:	6	Age:	0
Lot Area: (sq.ft.)	4,224.00	Full Baths:	5	Zoning:	R-1A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,631.00
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	031-486-177

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP108925, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Cleared,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'	Above	Primary Bedroom	12'3 x 10'	Bsmt	Bedroom	9'9 x 11'4
Main	Kitchen	11'3 x 15'	Above	Bedroom	13' x 10'	Bsmt	Bedroom	9'5 x 11'
Main	Dining Room	10' x 12'	Above	Bedroom	10' x 10'	Bsmt	Recreation Room	18' x 12'
Main	Family Room	17' x 12'	Above	Laundry	3'2 x 7'	Bsmt	Bedroom	10' x 10'
Main	Wok Kitchen	5'10 x 11'4	Bsmt	Living Room	11' x 17'	Bsmt	Media Room	13' x 12'
Above	Primary Bedroom	12'10 x 13'10	Bsmt	Kitchen	13' x 8'			

Finished Floor (Main):	901 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,043 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,342 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,286 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,286 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

This luxury custom built never lived in 3286 sq.ft. home is located in the sought after area of Willoughby Heights. Offering 7 bedroom 6 bathroom built on a 4224 sq.ft. lot. An open concept for all your entertainment needs. Tastefully designed indoor/ outdoor living patio space's while the oversized windows bring in the morning sun warming up the home. Let the central air-conditioning system keep it perfectly cool for summer days. A stunning En-suite bathroom in the Primary room. Modern design with an abundance of natural light. A built in mortgage helper of a 2 bedroom legal suite plus 1 bedroom unauthorized suite potential bonus media room. Close to Willoughby Elementary, shops and dining. Don't miss this opportunity. Book your private showing.