

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	50.00	Bathrooms:	6	Age:	0
Lot Area: (sq.ft.)	4,180.00	Full Baths:	4	Zoning:	R1-A
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,052.49
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	031-695-183

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas
Legal:	031-695-183 LOT 6, PLAN EPP116774, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'1 x 11'6	Above	Bedroom	11' x 9'7	Bsmt	Kitchen	11'10 x 9'6
Main	Living Room	10'0 x 14'0	Above	Bedroom	10'10 x 10'9			
Main	Dining Room	10'0 x 10'10	Above	Walk-In Closet	8'10 x 8'0			
Main	Family Room	17'8 x 13'7	Bsmt	Family Room	13'10 x 12'9			
Main	Foyer	7'8 x 4'1	Bsmt	Bedroom	11'7 x 8'7			
Above	Primary Bedroom	13'0 x 12'8	Bsmt	Bedroom	11'7 x 8'10			
Above	Bedroom	10'1 x 11'0	Bsmt	Living Room	11'10 x 10'3			

Finished Floor (Main):	930 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,100 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	933 sqft	Suite:	Legal Suite	Bsmt	2	No
Finished Floor (Total):	2,963 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	409 sqft	Basement:	Full	Above	3	Yes
Grand Total:	3,372 sqft	Beds In Bsmt:	2 / 6	Above	3	Yes
		# Of Pets:				

Welcome home! This gorgeous brand new build in the heart of Willoughby has it all! This 6 bedroom and 6 bathroom home is stunning, with high ceilings, open floor plan and a bright feel to it. Main floor has a gourmet kitchen with quartz counters, SS appliances, white cabinetry, open concept living/dining room, family room and powder room. Upstairs has 4 bedrooms and 3 full washrooms, each bedroom being spacious and each washroom beautifully finished. Basement has family room for the main house and a fully separated 2 bedroom legal suite for rent! Garage is very spacious and driveway can fit multiple cars as its triple wide! Backyard is quite a size. Home warranty in place as built in 2024! Perfect location close to Willowbrook Mall, Costco, Walmart, Restaurants, Schools, Transit and more!