

Depth/Size (ft):	109	Bedrooms:	5	Approx. Year Built:	2006
Frontage (ft):	97.00	Bathrooms:	5	Age:	18
Lot Area: (sq.ft.)	8,785.00	Full Baths:	4	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,958.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	026-057-875

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain view
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 54 SECTION 6 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN BCP13073
Amenities:	
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Water Treatment
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	24' x 16'	Above	Primary Bedroom	18' x 17'	Bsmt	Flex Room	8' x 8'
Main	Bedroom	19' x 16'	Above	Bedroom	10' x 14'			
Main	Nook	16' x 9'1"	Above	Bedroom	10' x 14'			
Main	Dining Room	17' x 12'	Above	Conservatory	8' x 16'			
Main	Den	20' x 22'1"	Bsmt	Bedroom	12' x 13'2"			
Main	Foyer	16' x 16'	Bsmt	Hobby Room	25' x 16'			
Main	Laundry	7' x 13'	Bsmt	Workshop	8' x 8'			

Finished Floor (Main):	2,145 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,510 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	7	Yes
Finished Floor (Bsmt):	1,030 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	4,685 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,685 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Picturesque home custom-built in Fraser Heights via 104 Ave. This dream home features exquisite interior design and impressive high-efficiency elements. Highlights include A/C, a 4-car garage, RV parking, inground sprinkler system, high-end plumbing, two ensuites, a second master-bedroom on main floor, a hot tub, built-in sound system, built-in vacuum, rain shower, heat pump, water filtration, and a backyard with a Tiger Woods putting green. The gorgeous kitchen boasts a copper vegetable sink, pot filler tap, and a large island. The fully finished basement offers a bedroom, entertainment/bar area, full bathroom, kitchen and fireplace. Conveniently located within walking distance to Bothwell elementary & Pacific Academy. Experience the quality and luxury!