

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	7	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	9,583.20	<b>Full Baths:</b>	5	<b>Zoning:</b>	CD2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$1,739.68
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-061-284

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : River, Mountain & Valley Views

**Mgmt. Company:**

**Complex / Subdiv:** Harrison Highlands

**Services Connected:** Electricity,Water

**Legal:** LOT 27, PLAN BCP42517, SECTION 24, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,In Suite Laundry

**Site Influences:** Golf Course Nearby,Paved Road,Recreation Nearby,Ski Hill Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Smoke Alarm

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'6 x 5'10	Main	Patio	11'4 x 19'1	Above	Patio	20'9 x 9'6
Main	Foyer	13'11 x 10'3	Main	Bedroom	12' x 10'5	Below	Patio	13' x 18'
Main	Laundry	9'3 x 6'9	Main	Bedroom	15' x 17'8	Below	Dining Room	13'9 x 15'1
Main	Kitchen	17'10 x 10'2	Main	Walk-In Closet	6'9 x 8'6	Below	Bedroom	11'3 x 13'11
Main	Dining Room	12'11 x 10'8	Above	Primary Bedroom	14'9 x 13'10	Below	Storage	9'2 x 7'2
Main	Living Room	17'3 x 13'10	Above	Walk-In Closet	5'1 x 7'2	Below	Recreation Room	9'11 x 19'
Main	Patio	34'6 x 9'5						

<b>Finished Floor (Main):</b>	1,880 sqft	<b># Of Rooms:</b>	27	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	459 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	1,862 sqft	<b># Of Levels:</b>	3	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft		Legal	Main	3	Yes
<b>Finished Floor (Total):</b>	4,201 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Grand Total:</b>	4,201 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Below	2	No
		<b>Beds In Bsmt:</b>	0 / 7	Below	3	No
		<b># Of Pets:</b>				

Step into comfort and elegance with this inviting 7-bedroom, 7-bathroom gem, where every bedroom in the main house comes with its own luxurious ensuite. Perfect for families or those seeking flexibility, this home features two roomy 2-bedroom suites—one legal and one unlicensed—ideal for guests or rental opportunities. The open, sunlit living area flows seamlessly onto expansive patios, perfect for entertaining or unwinding while taking in breathtaking valley views. Whether you're looking for a cozy family haven or a stylish retreat with added income potential, this property combines charm, functionality, and stunning scenery in one exceptional package.