

Depth/Size (ft):	103.23	Bedrooms:	7	Approx. Year Built:	2024
Frontage (ft):	44.00	Bathrooms:	9	Age:	0
Lot Area: (sq.ft.)	4,538.00	Full Baths:	7	Zoning:	R5
Flood Plain:		Half Baths:	2	Gross Taxes:	\$4,307.51
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-547-457

Style of Home:	2 Storey w/Bsmt.,Laneway House	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: PARCEL B, LOT 7, BLOCK 37, PLAN NWP3036, DISTRICT LOT 30, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Heat Recov. Vent.,Microwave,Oven - Built In,Security - Roughed In,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'0	Main	Mud Room	7'6 x 6'0	Bsmt	Bedroom	10'1 x 7'6
Main	Foyer	8'0 x 5'6	Above	Primary Bedroom	16'10 x 14'1	Bsmt	Bedroom	9'3 x 10'9
Main	Office	11'2 x 9'6	Above	Walk-In Closet	10'0 x 5'4	Bsmt	Recreation Room	16'4 x 8'10
Main	Dining Room	12'0 x 10'0	Above	Bedroom	13'10 x 10'3	Bsmt	Study	10'0 x 7'7
Main	Family Room	16'10 x 12'6	Above	Bedroom	10'2 x 10'1	Bsmt	Media Room	14'9 x 10'11
Main	Kitchen	16'10 x 10'8	Above	Bedroom	10'10 x 10'1	Below	Living Room	11'0 x 8'10
Main	Wok Kitchen	10'0 x 6'0	Bsmt	Kitchen	14'9 x 10'9	Below	Kitchen	11'0 x 7'10

Finished Floor (Main):	1,191 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,108 sqft	# Of Kitchens:	4	Main	3	No
Finished Floor (Below):	614 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,191 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	4,104 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	4,104 sqft	Beds In Bsmt:	2 / 7	Bsmt	4	No
		# Of Pets:		Bsmt	2	No
				Below	2	No

BRAND NEW Single Family Home with LANEWAY House.This brand new, thoughtfully designed residence offers exceptional living spaces and endless possibilities. Main Floor: Elegant living room, dining room, and modern kitchen with a separate wok kitchen+Mudroom for added convenience. Versatile OFFICE/DEN to suit your work-from-home needs. Upstairs: You will find 4 BEDRMS /3 BATH. Luxurious master bedroom with a huge balcony. Downstairs:2 BDRM LEGAL SUITE + potential to create an additional nanny suite with a separate entrance. MEDIA RM OR GAMES RM with a 2-piece bath for upstairs use. LANEWAY HOME Provides excellent mortgage help. Additional Features:1car garage and open parking on the side. Close to Edmonds Community Centre and Edmonds SkyTrain Station & Easy access to all amenities.