

<b>Depth/Size (ft):</b>	167.35	<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	188.54	<b>Bathrooms:</b>	6	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	43,560.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	RA
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$13,443.04
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-370-373

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 20 - Covered: 8
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	8
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 1 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP11432
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 14'11	Main	Bedroom	14'7 x 12'3	Bsmt	Kitchen	14'3 x 14'3
Main	Dining Room	15'2 x 12'10	Main	Walk-In Closet	6'5 x 5'5	Bsmt	Family Room	26'10 x 14'3
Main	Kitchen	14'10 x 9'2	Main	Laundry	8'9 x 6'7	Bsmt	Primary Bedroom	19'9 x 14'7
Main	Eating Area	11'11 x 7'2	Above	Bedroom	18'9 x 14'	Bsmt	Bedroom	17'3 x 12'10
Main	Family Room	19'7 x 14'9	Above	Bedroom	16'2 x 11'4	Bsmt	Bedroom	14'7 x 12'
Main	Den	12'2 x 8'10	Above	Bedroom	12' x 11'7			
Main	Primary Bedroom	18' x 13'8	Bsmt	Recreation Room	37'1 x 12'4			

<b>Finished Floor (Main):</b>	2,573 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,157 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	3	No
<b>Finished Floor (Bsmt):</b>	2,344 sqft	<b>Suite:</b>	Unauthorized Suite	Main	4	Yes
<b>Finished Floor (Total):</b>	6,074 sqft	<b>Crawl/Bsmt Height:</b>		Main	6	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Above	5	No
<b>Grand Total:</b>	6,074 sqft	<b>Beds In Bsmt:</b>	3 / 8	Bsmt	4	No
		<b># Of Pets:</b>				

GRANDVIEW AREA 5 – Large 6,000+ sq.ft. two storey home with a walk-out basement and detached 6 bay 12 car garage on 1 acre off a central corner in Area 5 of Grandview Heights. This mostly cleared property offers excellent solitude and privacy on a gently sloping lot. The home has plenty of space with Master bedroom on the main floor, 3 bedrooms up and large suite below. The massive detached two-storey workshop offers 6 deep garage bays for 12 cars (one mechanics pit) on the ground level with a bonus 2,076 sq.ft. unfinished (at drywall stage) second floor loft with a 1,000 sq.ft walk-out deck above.