

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2020
Frontage (ft):	70.01	Bathrooms:	5	Age:	4
Lot Area: (sq.ft.)	7,218.00	Full Baths:	3	Zoning:	R669
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,086.16
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	030-382-521

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

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	FERNCLIFF
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 12, PLAN EPP77640, DISTRICT LOT 476, SECTION 25, TOWNSHIP 17, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 15'	Above	Primary Bedroom	15' x 17'	Bsmt	Recreation Room	16' x 19'
Main	Dining Room	10' x 15'	Above	Walk-In Closet	6' x 7'	Bsmt	Bedroom	11' x 12'
Main	Great Room	15' x 17'	Above	Bedroom	10' x 12'	Bsmt	Bedroom	10' x 12'
Main	Pantry	6' x 8'	Above	Bedroom	11' x 13'			
Main	Den	12' x 15'	Above	Bedroom	11' x 12'			
Main	Foyer	8' x 11'	Bsmt	Recreation Room	14' x 16'			

Finished Floor (Main):	1,292 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,187 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,293 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	3,772 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	3	No
Grand Total:	3,772 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

This stunning home boasts six spacious bedrooms and five luxurious bathrooms, including a sophisticated five-piece ensuite off the primary bedroom for ultimate comfort and privacy. The thoughtfully designed layout features a welcoming living room with soaring high ceilings, creating an airy and open atmosphere perfect for relaxation and entertaining, featuring a beautiful fireplace creating a homely atmosphere, fully equipped kitchen with SS appliances. The expansive basement is a true highlight, offering two generously sized recreation rooms ideal for family gatherings, hobbies, or a home theatre. Every detail of this residence is crafted to blend elegance with functionality, providing a perfect retreat for modern living.