

<b>Depth/Size (ft):</b>	121.3	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	8	<b>Age:</b>	3
<b>Lot Area (sq.ft.):</b>	7,276.00	<b>Full Baths:</b>	7	<b>Zoning:</b>	SF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,925.17
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	005-256-861

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail., Garage; Double, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Natural Gas, Storm Sewer, Water

**Legal:** LOT 381 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 54647

**Amenities:** Air Cond./Central

**Site Influences:** Central Location, Private Yard, Recreation Nearby, Shopping Nearby

**Features:** Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 5'8	Main	Bedroom	10'8 x 13'4	Above	Bedroom	14'6 x 15'1
Main	Living Room	11'9 x 13'2	Main	Laundry	10'3 x 5'11	Above	Walk-In Closet	5'3 x 5'4
Main	Dining Room	13'1 x 8'7	Main	Bedroom	11'10 x 12'3	Above	Bedroom	13'8 x 14'10
Main	Kitchen	13'7 x 12'3	Main	Kitchen	11'9 x 15'2	Above	Walk-In Closet	8'3 x 4'11
Main	Kitchen	8'9 x 5'4	Main	Bedroom	11'10 x 9'8	Above	Bedroom	12'7 x 13'3
Main	Family Room	21'9 x 14'2	Above	Primary Bedroom	18'4 x 14'3	Above	Walk-In Closet	8'5 x 4'8
Main	Storage	7'11 x 3'10	Above	Walk-In Closet	8'5 x 8'9	Above	Media Room	9'10 x 23'2

<b>Finished Floor (Main):</b>	2,104 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,902 sqft	<b># Of Kitchens:</b>	3	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	3	No
<b>Finished Floor (Total):</b>	4,006 sqft	<b>Crawl/Bsmt Height:</b>		Main	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Main	5	Yes
<b>Grand Total:</b>	4,006 sqft	<b>Beds In Bsmt:</b>	0 / 7	Main	4	Yes
		<b># Of Pets:</b>		Main	3	Yes
				Main	4	Yes

This elegant new home features 7 bedrooms and 8 baths with infloor radiant heating and air conditioning. This Chef inspired kitchen as top of the line appliances and separate spice kitchen. Home features a one bedroom suite with full kitchen plus a studio/bachelor accommodation both with separate entrances. Upstairs has a regal primary main bedroom with beautifully appointed ensuite and huge walk in closet. Three other bedrooms upstairs all with ensuites plus a large media/flex room for your personal touch. Large tile flooring, designer lighting, wainscotting are just some of the many custom features. Wall to wall carpet in bedrooms. Quality design, workmanship, and materials makes this one of the best buys in West Newton. Home Warranty included. Call today for your own private showing....