

Depth/Size (ft):	122	Bedrooms:	5	Approx. Year Built:	2007
Frontage (ft):	62.00	Bathrooms:	6	Age:	17
Lot Area: (sq.ft.)	7,610.00	Full Baths:	5	Zoning:	R6
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,428.62
Rear Yard Exp:				For Tax Year:	2021
View:				P.I.D.:	026-757-923

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 2, PLAN BCP24699, SECTION 1, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Pantry,Storage Shed,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty, Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 9'4	Main	Laundry	8'1 x 5'10	Above	Walk-In Closet	6'9 x 4'7
Main	Living Room	13'3 x 7'10	Main	Mud Room	10'2 x 4'7	Above	Flex Room	5'9 x 7'8
Main	Dining Room	14'11 x 8'10	Above	Primary Bedroom	16'3 x 14'2	Below	Utility	9'0 x 10'10
Main	Kitchen	11'9 x 12'2	Above	Walk-In Closet	12'4 x 16'9	Below	Recreation Room	13'0 x 26'0
Main	Eating Area	9'9 x 6'5	Above	Bedroom	12'7 x 14'2	Below	Kitchen	11'7 x 14'2
Main	Family Room	15'10 x 10'6	Above	Walk-In Closet	4'9 x 5'5	Below	Dining Room	5'2 x 14'2
Main	Bedroom	12'0 x 14'2	Above	Bedroom	11'11 x 15'11	Below	Living Room	14'3 x 14'2

Finished Floor (Main):	1,677 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,367 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,590 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	4	Yes
Finished Floor (Total):	4,634 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft		Full,Fully	Below	2	No
Grand Total:	4,634 sqft	Basement:	Finished,Separate Entry	Below	5	No
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

A luxurious Home of openness & grandeur with a cohesive & modern feel throughout. Filled with natural light & lovingly maintained by the original owners. From the airy foyer, to the cozy living spaces, home office & more. 3 grand bdrms up, each with it's very own ensuite & WI closet. Your Elite Primary Bdrm boasts a WI closet which is truly a custom masterpiece that you'll want to get lost in & spa-inspired ensuite too! Downstairs: a self-contained large in-law suite w/ separate entry, laundry & outdoor sitting space. For Game Night; you'll love the Sports room w/ bar & powder room downstairs. A Triple Car garage & fully fenced entertainer's yard; the list goes on & on. Not to be missed!