

<b>Depth/Size (ft):</b>	82	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	91.00	<b>Bathrooms:</b>	4	<b>Age:</b>	28
<b>Lot Area: (sq.ft.)</b>	5,903.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS5
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,218.77
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	15.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	023-136-006

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<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 Strata
<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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Other,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Chateau Wynd
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 7 SECTION 13 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2059 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN THE PROPORTION TO THE UNIT ENTITLED OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'2 x 5'1	Main	Den	11'4 x 9'8	Above	Bedroom	11'4 x 11'11
Main	Living Room	15'7 x 12'2	Main	Bedroom	11'7 x 9'10	Bsmt	Recreation Room	12'1 x 19'4
Main	Dining Room	11'5 x 11'6	Main	Patio	21'0 x 7'0	Bsmt	Bedroom	9'2 x 16'4
Main	Kitchen	8'6 x 13'1	Above	Primary Bedroom	17'4 x 12'0	Bsmt	Laundry	10'9 x 12'8
Main	Kitchen	6'4 x 9'4	Above	Walk-In Closet	7'6 x 6'4	Bsmt	Utility	9'5 x 4'11
Main	Eating Area	7'1 x 13'11	Above	Bedroom	12'0 x 8'5	Bsmt	Storage	15'7 x 12'2
Main	Family Room	12'9 x 20'6	Above	Bedroom	12'0 x 11'11	Bsmt	Office	9'6 x 10'0

<b>Finished Floor (Main):</b>	1,489 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,205 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,444 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	4,138 sqft	<b>Crawl/Bsmt Height:</b>		Above	2	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	4,138 sqft	<b>Beds In Bsmt:</b>	1 / 6			
		<b># Of Pets:</b>				

Welcome to "CHATEAU WYND" in Sunshine Hills. This 4138 sqft home includes 5 large bedrooms (4 up and one on the main beside full bath), plus den and office space, 4 full baths, gourmet kitchen with wok kitchen. The expansive master bedroom is complete with a luxurious ensuite featuring a double vanity, separate shower, and a relaxing soaker tub. Quality finishings throughout. This home sits on a 5903 sqft pie shaped lot with large frontage. Located on a Quiet cul-de-sac, backing onto a greenbelt for the utmost privacy. Prime location where all school levels are just a 10-minute walk away. Enjoy the convenience of being steps away from shopping and restaurants.