

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	5	Age:	3
Lot Area:		Full Baths:	4	Zoning:	CD2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,490.46
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-074-138

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: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump,Propane Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Concrete,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountians and Trees
Mgmt. Company:	
Complex / Subdiv:	Harrison Highlands
Services Connected:	Electricity,Water
Legal:	LOT 56, PLAN EPP95962, SECTION 24, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Ski Hill Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Pantry
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 4'9	Main	Primary Bedroom	14'1 x 12'11	Above	Den	16'5 x 8'
Main	Office	11' x 10'8	Main	Walk-In Closet	5'6 x 11'1	Above	Bedroom	12'2 x 12'1
Main	Living Room	16'5 x 15'11	Main	Patio	31'3 x 23'8	Bsmt	Patio	31'5 x 24'
Main	Kitchen	10'2 x 17'7	Main	Bedroom	10'3 x 10'4	Bsmt	Dining Room	12'2 x 17'7
Main	Pantry	7'2 x 5'5	Above	Den	14'1 x 19'	Bsmt	Living Room	13'7 x 15'11
Main	Laundry	14'1 x 7'2	Above	Patio	18'7 x 6'	Bsmt	Kitchen	12'7 x 10'
Main	Dining Room	12'2 x 10'6						

Finished Floor (Main):	1,557 sqft	# Of Rooms:	24	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,167 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	1,444 sqft	Suite:	Legal Suite	Above	3	No
Finished Floor (Total):	4,168 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	No
Grand Total:	4,168 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Experience comfort and versatility in this expansive 6-bedroom, 5-bath home! The open-plan kitchen with stainless steel appliances, Island & breakfast bar, seamlessly connecting to the dining area and a welcoming living room highlighted by a striking stone-styled fireplace. The main floor includes a luxurious primary bedroom with a 5-piece ensuite. Enjoy outdoor relaxation on the deck or unwind in the hot tub. head upstairs where you will find 2 bedrooms, 2 dens as well as another deck to enjoy the mountain views from! The lower level features a private patio and a fully-equipped legal 3 bed 2 bath basement suite, perfect for extended family or to use as rental income.