

Depth/Size (ft):	157.48	Bedrooms:	5	Approx. Year Built:	2020
Frontage (ft):	40.68	Bathrooms:	6	Age:	4
Lot Area: (sq.ft.)	6,406.00	Full Baths:	4	Zoning:	R-1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,979.86
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	030-144-884

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Greenbelt

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 5, PLAN EPP62576, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Greenbelt,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

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

Finished Floor (Main):	1,360 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,580 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	1,360 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	4,300 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished	Bsmt	2	No
Grand Total:	4,300 sqft	Beds In Bsmt:	2 / 5	Bsmt	4	No
		# Of Pets:				

LARGE FAMILY WANTED! This 6-bedroom, 6-bathroom home with a LEGAL 2-bedroom suite sits on a massive 41 x 157 lot and backs onto creek and greenbelt. Across the street from the newly completed Fire Fighters Park, this 4-year-old open concept, contemporary home has been built to exacting standards. No expense was spared to deliver the ultimate in quality and comfort. Enter the large foyer to soaring 19' ceilings and pass by the well-appointed home office. Fall in love with the great room design, which offers a deluxe entertainer's kitchen. The massive covered deck overlooks a fully fenced yard and greenbelt. The upper floor enjoys 4 bedrooms, 3 with ensuite bathrooms. The vaulted primary bedroom has a huge 16x11 deck to enjoy sunsets and a spa-like 5-piece bath. Too much to list!