

<b>Depth/Size (ft):</b>	95.00	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	2
<b>Lot Area: (sq.ft.)</b>	4,750.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,910.82
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-441-023

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<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	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	000-441-023 LOT 14, BLOCK F, PLAN NWP14845, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Pantry
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	12'1 x 14'1	Above	Bedroom	12'9 x 9'10
Main	Kitchen	11'8 x 14'1	Above	Bedroom	9'6 x 13'6
Main	Eating Area	11'8 x 14'1	Above	Laundry	5'11 x 4'8
Main	Living Room	12'11 x 14'3	Above	Walk-In Closet	9' x 5'2
Main	Mud Room	9'10 x 5'	Below	Foyer	6'8 x 6'2
Above	Primary Bedroom	14'11 x 14'3	Main	Pantry	5' x 5'
Above	Bedroom	13'11 x 11'2	Main	Eating Area	11'8 x 14'1

<b>Finished Floor (Main):</b>	1,057 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,217 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	2,274 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,None			
<b>Grand Total:</b>	2,274 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this brand new, 2,274 sq. ft. modern masterpiece, designed for luxurious coastal living. Located just steps from the ocean, this 4bed, 4bath home offers a perfect blend of contemporary style and premium features. Upon entering, you're greeted by an open-concept living space flooded with natural light, thanks to the floor-to-ceiling accordion-style doors that seamlessly blend indoor and outdoor living. The heart of the home is the sleek, navy blue chef's kitchen, complete with high-end SS appliances, perfect for both entertaining and everyday use. The primary suite offers a private retreat while each additional bed features its own bath for ultimate convenience. Step outside to your private covered patio, where you can unwind in your new hotub in your secluded outdoor space.