

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	50.00	Bathrooms:	4	Age:	0
Lot Area: (sq.ft.)	5,167.00	Full Baths:	4	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-034-608

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LOT 18, PLAN EPP89115, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 18'	Bsmt	Foyer	8' x 12'	Bsmt	Bedroom	10' x 10'
Main	Dining Room	13' x 13'6"	Bsmt	Den	9' x 12'	Bsmt	Laundry	3' x 6'
Main	Living Room	16' x 12'	Bsmt	Laundry	7' x 10'			
Main	Primary Bedroom	13' x 14'	Bsmt	Kitchen	19' x 14'			
Main	Walk-In Closet	6' x 7'	Bsmt	Living Room	16' x 16'			
Main	Bedroom	9' x 11'	Bsmt	Bedroom	10' x 11'			
Main	Bedroom	10' x 11'						

Finished Floor (Main):	1,426 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	1,325 sqft	Suite:	Legal Suite	Bsmt	3	No
Finished Floor (Total):	2,751 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,751 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This exceptional new build 5 bed, 4 bath home, designed for contemporary living. The open-plan layout seamlessly integrates living, dining, and kitchen spaces, creating an inviting atmosphere perfect for entertaining. Stunning glass railings along the stairways add a touch of elegance and modern flair. The primary bedroom boasts a lavish spa like 5-piece ensuite. Each additional bedroom is nicely sized, providing comfort and versatility for family and guests. downstairs there is an open den, wet bar and full bathroom, perfect for a home office. A legal basement suite with private laundry adds extra value and flexibility, ideal for rental income or extended family living. The small backyard area offers a manageable outdoor space, perfect for cozy gatherings or a serene morning coffee.