

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2008
Frontage (ft):	184.00	Bathrooms:	7	Age:	16
Lot Area: (Acres)	1.35	Full Baths:	6	Zoning:	S36
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,960.83
Rear Yard Exp:				For Tax Year:	20
View:	Yes			P.I.D.:	026-563-274

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 4
Construction:	Concrete Frame	Covered Parking:	4
Exterior:	Mixed,Stone	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Triple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : MTNS & VALLEY

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 1, PLAN BCP21825, SECTION 30, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Green House,Storage,Swirlpool/Hot Tub,Workshop Detached

Site Influences: Cul-de-Sac,Golf Course Nearby,Private Setting,Recreation Nearby,Rural Setting,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Intercom,Jetted Bathtub,Oven - Built In,Pantry,Security System,Vaulted Ceiling,Wet Bar

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 11'8	Main	Laundry	11'4 x 10'1	Above	Bedroom	14'8 x 12'0
Main	Living Room	12'1 x 21'7	Main	Mud Room	12'8 x 10'6	Above	Bedroom	13'8 x 15'9
Main	Family Room	26'10 x 14'5	Main	Dining Room	11'8 x 13'7	Above	Walk-In Closet	5'1 x 5'5
Main	Eating Area	14'0 x 7'11	Above	Primary Bedroom	14'0 x 28'11	Bsmt	Bedroom	13'2 x 13'6
Main	Kitchen	11'5 x 14'11	Above	Walk-In Closet	9'11 x 6'1	Bsmt	Family Room	20'7 x 14'5
Main	Wok Kitchen	10'8 x 8'7	Above	Bedroom	12'10 x 14'3	Bsmt	Recreation Room	20'2 x 11'4
Main	Pantry	4'7 x 3'5	Above	Bedroom	17'11 x 13'3	Bsmt	Bar Room	10'6 x 7'8

Finished Floor (Main):	1,986 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,068 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,824 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	5,878 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft		Full,Fully	Above	4	Yes
Grand Total:	5,878 sqft	Basement:	Finished,Separate Entry	Bsmt	4	No
		Beds In Bsmt:	3 / 8	Bsmt	4	No
		# Of Pets:				

Stunning 8-bed, 7-bath luxury home on 1.35 AC gated property w/ 2 driveways, RV parking & ample parking. Perfect for multi-generational living or rental income. Features vaulted ceilings, rock wall fireplace, gourmet kitchen w/ granite counters, high-end appliances, spice kitchen, & oversized island. 2 primary suites—1 w/ cedar ceiling, deck, jetted tub & 2-person shower. Jack & Jill bath w/ steam shower. Additional suites w/ private entries/patios for privacy. A/C, hot water on demand, covered patios w/ gas hookups, hot tub, 4-car garage, security cameras. Conveniently located near all amenities. *Open House Sunday October 6th 12-3PM*