

<b>Depth/Size (ft):</b>	115.8	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2000
<b>Frontage (ft):</b>	33.50	<b>Bathrooms:</b>	4	<b>Age:</b>	24
<b>Lot Area: (sq.ft.)</b>	5,404.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,014.50
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	023-858-583

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 7 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 40, PLAN LMP34391, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Security - Roughed In,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp., Stonehaus Realty (Kelowna)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 15'6	Above	Primary Bedroom	15'7 x 14'1	Below	Kitchen	10'7 x 9'0
Main	Dining Room	13'1 x 10'11	Above	Walk-In Closet	8'2 x 4'10	Below	Den	10'8 x 10'3
Main	Foyer	7'5 x 5'8	Above	Bedroom	13'0 x 14'1	Below	Recreation Room	15'3 x 11'2
Main	Kitchen	18'0 x 11'4	Above	Bedroom	12'0 x 11'9	Below	Bedroom	13'11 x 10'6
Main	Family Room	15'1 x 13'1	Above	Bedroom	12'2 x 11'4			
Main	Bedroom	10'10 x 14'3	Below	Family Room	9'10 x 13'1			
Main	Eating Area	10'8 x 3'11	Below	Eating Area	6'8 x 8'10			

<b>Finished Floor (Main):</b>	1,292 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,241 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,258 sqft	<b># Of Levels:</b>	3	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	7	Yes
<b>Finished Floor (Total):</b>	3,791 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,791 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Welcome to this luxury-crafted, extensively renovated home in the sought-after Hillcrest neighborhood of Murrayville. With a brand-new roof and heat pump with air conditioning, this 3,791 sq. ft. gem on a 5,404 sq. ft. lot is ready to impress. The stunning open-concept kitchen features stainless steel appliances, a gas range, quartz countertops, and an oversized peninsula with seating, all overlooking your private, west-facing backyard oasis. The upper level offers a serene master suite with a spa-like ensuite and three additional bedrooms. A bonus 1-bedroom legal suite (convertible to 2) with its own parking provides income potential or space for extended family. Enjoy outdoor privacy and the convenience of being just minutes from schools, shopping, and recreation. Don't miss out!