

Depth/Size (ft):	105	Bedrooms:	6	Approx. Year Built:	2019
Frontage (ft):	81.00	Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	9,214.00	Full Baths:	3	Zoning:	SBR-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,837.59
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	030-494-141

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Brick,Fibre Cement Board,Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple,RV Parking Avail.
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:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNT CHEAM AND ELK MOUNTAIN

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 8, PLAN EPP80144, SECTION 6, TOWNSHIP 3, RANGE 28, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub

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

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Hot Tub Spa/Swirlpool,Refrigerator,Stove,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 14'4	Above	Primary Bedroom	18'0 x 13'2	Bsmt	Kitchen	6'5 x 6'0
Main	Bedroom	12'0 x 15'2	Above	Walk-In Closet	11'8 x 12'6	Bsmt	Dining Room	12'0 x 9'10
Main	Great Room	20'6 x 16'2	Above	Bedroom	11'6 x 10'6			
Main	Dining Room	9'0 x 13'2	Above	Bedroom	12'0 x 9'10			
Main	Kitchen	9'6 x 15'2	Above	Bedroom	12'0 x 9'10			
Main	Pantry	6'0 x 6'2	Above	Bedroom	12'0 x 9'10			
Main	Laundry	11'8 x 6'2	Bsmt	Bedroom	12'0 x 9'10			
			Bsmt	Living Room	15'0 x 15'0			

Finished Floor (Main):	1,355 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,350 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,400 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	4,105 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	4,105 sqft	Beds In Bsmt:	1 / 6			
		# Of Pets:				

Welcome to 52692 Rosestone Place, nestled on a serene dead-end street with just six executive homes. This stunning property boasts over 4,100 sqft of living space, featuring six bedrooms, four bathrooms, and two kitchens. The expansive 9,200+ sqft lot includes a heated inground saltwater pool with an electric safety cover, two built-in fire bowls, and a soothing hot tub. Enjoy ample parking, including space for an RV and a potential shop. Luxury amenities include a custom garage floor, a movie theatre, and a self-contained one-bedroom suite with a separate entry. Built by Premier Pacific, this home features 19-foot ceilings in the great room, a floor-to-ceiling fireplace, and breathtaking views of Mount Cheam. Conveniently located near highway exits and shopping. Call today!