

Depth/Size (ft):	1315	Bedrooms:	7	Approx. Year Built:	1995
Frontage (ft):	164.00	Bathrooms:	5	Age:	30
Lot Area: (Acres)	4.22	Full Baths:	4	Zoning:	RU-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,594.16
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	017-937-272

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Glass,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FRASER HILLS
Services Connected:	Electricity,Natural Gas
Legal:	LOT 14, PLAN LMP6341, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 8'2	Above	Bedroom	10'0 x 10'0	Bsmt	Recreation Room	10'0 x 12'4
Main	Dining Room	8'8 x 9'8	Above	Bedroom	13'0 x 10'0	Bsmt	Bedroom	11'7 x 10'7
Main	Living Room	13'9 x 12'12	Above	Bedroom	12'0 x 10'0			
Main	Great Room	11'5 x 12'12	Above	Bedroom	10'0 x 9'0			
Main	Family Room	11'4 x 12'5	Above	Recreation Room	15'0 x 12'0			
Main	Office	9'0 x 11'2	Bsmt	Storage	14'0 x 13'0			
Above	Primary Bedroom	23'4 x 18'10	Bsmt	Bedroom	9'0 x 8'6			

Finished Floor (Main):	1,830 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,995 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,806 sqft	Suite:		Above	4	No
Finished Floor (Total):	5,631 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	5,631 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

OPEN HOUSE: SAT JAN 18 FROM 1-3PM. This stunning two storey w/basement home boasts over 5,600 sq ft home and sits on a sizeable 4.5 acre lot in the desirable Fraser Hills neighborhood. The updated kitchen is equipped with stainless steel appliances, sizeable bedrooms and even has a wetbar and separate entrance in the basement - ideal for a future suite. The backyard is an entertainer's dream, featuring a pool for hosting family and friends, a private firepit area and a large, flat and grassy area at the top of the hill - GREAT for soccer, storage and more! The property has a triple car garage with ample driveway parking. Not to mention, the home is in close proximity to the equestrian center and Fort Langley. Come and see all this home has to offer!