

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

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

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

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

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!