

Depth/Size (ft):	250	Bedrooms:	9	Approx. Year Built:	2007
Frontage (ft):	76.20	Bathrooms:	5	Age:	17
Lot Area: (Acres)	4.79	Full Baths:	5	Zoning:	RS-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$10,318.70
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	007-727-615

Style of Home:	2 Storey w/Bsmt.,Carriage/Coach House	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Fibre Cement Board,Other	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	Public Transit: Bsmt - School Bus: Storage
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	Yes : Forrest
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT "A" SECTION 17 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 21123
Amenities:	Green House,Guest Suite,Workshop Attached,Workshop Detached
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security - Roughed In,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 14'7	Main	Mud Room	11'11 x 9'0	Below	Family Room	18'6 x 13'11
Main	Kitchen	15'2 x 8'7	Main	Den	10'0 x 10'0	Below	Bedroom	21'9 x 10'2
Main	Eating Area	10'1 x 9'0	Above	Primary Bedroom	19'8 x 23'1	Below	Recreation Room	21'2 x 34'11
Main	Foyer	8'10 x 5'4	Above	Bedroom	21'4 x 35'9	Below	Hobby Room	15'5 x 21'9
Main	Dining Room	13'8 x 14'4	Above	Bedroom	12'1 x 15'2	Abv Main 2	Living Room	17'8 x 13'6
Main	Laundry	12'9 x 13'7	Above	Bedroom	16'6 x 10'10	Abv Main 2	Dining Room	10'4 x 9'7
Main	Bedroom	11'11 x 11'4	Above	Walk-In Closet	12'1 x 10'1	Abv Main 2	Kitchen	10'1 x 9'2

Finished Floor (Main):	1,985 sqft	# Of Rooms:	32	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,356 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	1,946 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	6,287 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Abv Main 2	4	No
Grand Total:	6,287 sqft	Beds In Bsmt:	0 / 9			
		# Of Pets:				

Extremely rare opportunity Private 4.79 Acres with absolutely no expenses spared and room for everyone. 6,287 sqft custom built Main House features 6 bedrooms, office, gym, recroom, media room, with separate entry, wet bar & huge laundry room, 3 fireplaces and triple garage with 14' ceilings (park your RV), wrap around porch & generator that powers the whole house. The primary bedroom is a masterpiece rarely seen. Property has plenty of extra living space including a renovated 2 bedroom detached carriage home and 3 bedroom rancher style Cottage with bsmt. Both additional houses are currently rented; great mortgage helpers! Equipped with 2 stall barn, tack room, spacious fields w shelters, & lovely equipment/hay shed. This property features forested backdrop with unprecedented privacy.