

Depth/Size (ft):	158	Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):	80.00	Bathrooms:	5	Age:	32
Lot Area: (sq.ft.)	12,640.00	Full Baths:	4	Zoning:	R1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,067.93
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	002-855-496

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 5
Construction:	Frame - Wood	Covered Parking:	5
Exterior:	Brick,Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed,Tile	Fixtures Rmvd:	No

View: Yes : PARTIAL VIEW LOCAL MOUNTAIN

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, BLOCK 9, PLAN NWP14444, DISTRICT LOT 136, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Storage,Workshop Detached

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Oracle Realty Ltd., Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'6 x 8'7	Main	Laundry	11'8 x 9'	Bsmt	Dining Room	12'1 x 15'2
Main	Living Room	15'10 x 18'9	Above	Primary Bedroom	15'5 x 16'0	Bsmt	Living Room	13'6 x 15'2
Main	Dining Room	13'5 x 17'	Above	Walk-In Closet	8'2 x 6'8	Bsmt	Storage	11'5 x 5'7
Main	Office	12' x 15'	Above	Bedroom	11'2 x 11'2	Bsmt	Bedroom	16'8 x 7'7
Main	Kitchen	15'7 x 14'7	Above	Bedroom	11'7 x 13'3	Bsmt	Bedroom	11'8 x 12'2
Main	Eating Area	12'2 x 15'7	Above	Bedroom	12'1 x 11'9	Bsmt	Recreation Room	13'9 x 15'11
Main	Family Room	16'0 x 15'7	Bsmt	Kitchen	16'2 x 7'8	Bsmt	Utility	6'2 x 7'3

Finished Floor (Main):	2,075 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,373 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	6	No
Finished Floor (Bsmt):	1,498 sqft	Suite:		Above	2	Yes
Finished Floor (Total):	4,946 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part	Bsmt	4	No
Grand Total:	4,946 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Massive lot!! over a 1/4 acre with Lane access, this Palatial Custom built home boasts 5000 sq ft of luxurious living and has tons of potential. Move into it & put your own spin on it with some designer touches you have a massive palette to work with. In the Grand foyer you will truly be impressed with the spiral staircase solid oak railings and luxurious chandelier. On the main level you have a very open concept with spacious rooms loads of windows and oversized kitchen and family room, 2 gas fireplaces provide a touch of ambiance and warmth. Upstairs provides 4 bedrooms, 2 Bedrooms have their own Ensuite. Down is 2 bedrooms & Den and 1 full bath. City supports subdividing and zoned R1 for Small-scale Multi unit housing!! OPEN HOUSE SATURDAY Jan 11th 1-4Pm & SUN Jan 12TH 1-4PM