

Depth/Size (ft):	100	Bedrooms:	7	Approx. Year Built:	2024
Frontage (ft):	49.60	Bathrooms:	6	Age:	1
Lot Area: (sq.ft.)	4,960.00	Full Baths:	5	Zoning:	RF13
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,238.08
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-420-133

Style of Home:	3 Storey w/Bsmt	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Metal,Stone,Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP109014
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Oven - Built In,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'5	Main	Foyer	9'6 x 11'2	Below	Recreation Room	18'7 x 12'8
Main	Dining Room	13'10 x 11'2	Above	Primary Bedroom	14'10 x 15'	Below	Mud Room	10'6 x 7'1
Main	Kitchen	15'4 x 14'8	Above	Walk-In Closet	5'9 x 9'1	Below	Living Room	14'5 x 12'1
Main	Wok Kitchen	8'4 x 8'3	Above	Bedroom	10'6 x 12'1	Below	Kitchen	14'5 x 9'
Main	Eating Area	16'2 x 7'3	Above	Bedroom	11'8 x 9'10	Below	Bedroom	11'2 x 10'6
Main	Family Room	18'6 x 18'6	Above	Bedroom	11'8 x 10'1	Below	Bedroom	14'8 x 10'11
Main	Bedroom	10'5 x 9'11	Above	Laundry	3'2 x 6'11			

Finished Floor (Main):	1,682 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,232 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	1,298 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	4,212 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Below	2	No
Grand Total:	4,212 sqft	Beds In Bsmt:	0 / 7	Below	3	No
		# Of Pets:				

Discover a sophisticated custom built residence where every inch of the home is thoughtfully designed. Boasting over 4200sqft of luxurious living space, this exceptional design features living, dining, huge family room, a kitchen which serves as the heart of the home, bedroom on main floor and also a Wok kitchen for all your cooking. This open concept plan features 7 bedrooms, and 6 bathrooms. The spacious primary offers a spa-like ensuite and a generously sized walk in closet. The fully finished ground level 2 bed basement for mortgage helper with lot of natural lights. A quick walk to the beach, shops, and restaurants, with easy access to transit, recreation. Make this your home today. Call for more information.