

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

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

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

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

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.