

Depth/Size (ft):	280	Bedrooms:	4	Approx. Year Built:	1950
Frontage (ft):	114.00	Bathrooms:	3	Age:	75
Lot Area: (sq.ft.)	32,000.00	Full Baths:	2	Zoning:	R1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	300-018-116

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Valley & Ocean Views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	SALE CANNOT BE COMPLETED UNTIL SUBDIVISION IS REGISTERED
Amenities:	Pool; Outdoor,Workshop Attached
Site Influences:	Gated Complex,Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'11 x 17'10	Main	Laundry	12'4 x 8'11	Above	Kitchen	9'1 x 6'2
Main	Dining Room	11'6 x 14'6	Main	Foyer	12'7 x 11'3			
Main	Kitchen	14'7 x 11'2	Above	Primary Bedroom	14'9 x 14'4			
Main	Eating Area	9'7 x 10'4	Above	Walk-In Closet	16'6 x 5'8			
Main	Family Room	12'3 x 12'8	Above	Walk-In Closet	5'8 x 9'3			
Main	Bedroom	11'2 x 12'7	Above	Bedroom	12'7 x 8'7			
Main	Bedroom	16'7 x 11'8	Above	Flex Room	14'7 x 10'8			

Finished Floor (Main):	2,344 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,136 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	5	Yes
Finished Floor (Total):	3,480 sqft	Crawl/Bsmt Height:		Above		No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,480 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

A Rare Gem in Prestigious Panorama Ridge! This expansive 32,000 SF estate offers privacy and potential views, combining luxury and convenience. The 3480 SF home features 5 spacious bdrms, a stunning vaulted living room with exposed beams, & cozy sunken family room. Newer windows flood the home with natural light, while double furnaces ensure year-round comfort. Enjoy meals in the eating area off the kitchen, or step through the sliding doors to your private deck & in-ground pool. Upstairs, a guest room with a small kitchen & access to a sunny upper deck add extra appeal. This property will be fully serviced with all city services renewed & includes a backup generator. Just steps from schools, parks, & much more, it offers a rare opportunity for serene living. Estimated Completion Aug/2025.