

Depth/Size (ft):	Irreg	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	168.00	Bathrooms:	4	Age:	39
Lot Area: (Acres)	2.94	Full Baths:	3	Zoning:	RR7
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,317.04
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	003-245-276

Style of Home:	Other,Rancher/Bungalow	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood,Other	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Septic,Water

Legal: LOT 2, PLAN NWP71066, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty, Marcus & Millichap

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 16'0	Main	Foyer	8'4 x 9'5	Main	Walk-In Closet	5'0 x 6'6
Main	Dining Room	11'7 x 11'8	Main	Primary Bedroom	20'1 x 15'4	Main	Laundry	5'0 x 7'10
Main	Bar Room	6'1 x 11'3	Main	Walk-In Closet	6'0 x 10'6	Main	Utility	5'8 x 5'0
Main	Kitchen	10'0 x 11'4	Main	Bedroom	12'0 x 11'10	Abv Main 2	Media Room	26'3 x 26'2
Main	Pantry	4'0 x 5'0	Main	Bedroom	12'10 x 15'0	Abv Main 2	Den	9'10 x 12'0
Main	Wine Room	10'9 x 11'3	Main	Bedroom	14'4 x 13'2			
Main	Mud Room	9'10 x 6'0	Main	Bedroom	14'3 x 13'3			

Finished Floor (Main):	2,631 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	4	No
Finished Floor (Total):	3,399 sqft	Crawl/Bsmt Height:		Main	2	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,399 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This newly renovated, gated rancher is professionally designed to blend European transitional style with modern luxury on nearly 3 acres and located on a private road with green spaces providing privacy from neighbours. Move-in ready, the 5-bedroom, 3½ bath home boasts a custom chef's kitchen with high-end finishes, paneled appliances, and a hidden pantry. Discover a hidden whiskey/cigar room, a cozy wood-burning fireplace, and a courtyard with two lounge areas plus a private fire pit at the rear. The property includes a detached building with a golf simulator/screening room, gym, bar, and flex space, along with a double garage with a Level 2 EV charger. Cedar Valley Future Employment Lands designation and coach home potential make it a rare investment opportunity. *Also see C8064392*