

Depth/Size (ft):	100	Bedrooms:	6	Approx. Year Built:	2025
Frontage (ft):	51.67	Bathrooms:	6	Age:	0
Lot Area: (sq.ft.)	5,167.00	Full Baths:	5	Zoning:	MD465
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,000.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-034-519

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 9 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP89115
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	15'5 x 9'10	Above	Bedroom	12'6 x 10'
Main	Kitchen	15'5 x 10'11	Bsmt	Recreation Room	15'1 x 10'11
Main	Great Room	18'4 x 18'6	Bsmt	Bedroom	11'8 x 12'4
Main	Den	9'7 x 10'6	Bsmt	Living Room	15'5 x 16'8
Above	Bedroom	12'7 x 11'4	Bsmt	Bedroom	10'6 x 10'10
Above	Bedroom	12'1 x 11'4			
Above	Bedroom	13'10 x 15'1			

Finished Floor (Main):	1,280 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,322 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,286 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,888 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Below	4	No
Grand Total:	3,888 sqft	Beds In Bsmt:	2 / 6	Below	4	No
		# Of Pets:				

This stunning 3,888 sq. ft. home is designed for relaxed family living with 6 bedrooms, 6 baths, and a legal 2-bedroom suite. The open-concept layout fills the space with natural light, showcasing breathtaking Valley and Mt. Baker views through large windows. The stylish kitchen features a large centre island, quartz countertops, and a walk-in pantry, perfect for cooking and connecting with loved ones. The dining room opens onto a spacious, covered south-facing deck—ideal for entertaining or unwinding. The master suite is your private escape, complete with a generous walk-in closet and luxurious ensuite with a freestanding tub. Fully finished and move-in ready, this home is perfect for making lasting memories, located in the desirable College Heights area near shopping and great schools.