				Luis Ay Metro Phone: http://w	sented by: yala PRE(D Edge Realty 604-551-4418 ww.luisayala.ca vala@shaw.ca	C*				
Active R2426770 Board: V Recreationa				North	GHTON BEAC N Vancouver dian Arm 10V 0V0	CH				dential Detached \$174,900 (LP) (SP) M
Construction Exterior: Coundation: Rain Screen: Renovations fof Fireplace Fueplace Fue	Vinyl Other : : el: Wood y: Community : Electric, Wood a: Sundeck(s) f: Asphalt		Reno. Year: R.I. Plumbing R.I. Fireplaces Metered Wate	Sewer Type:	: ST inc?: Yes: Sout div: Brighton f ected: Communit Total Parking: Parking: None Dist. to Public Trai	Beach ty, Electric Covered P nsit: ndivided In o : as is wh : As is wh	s: ns: s: s: s: arking: arking: arking: arking: arking:	Parking Dist. to ndition	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0	Year: 2019 Utilities?: 07-306-776 irtual Tour URL
menities: ite Influenc eatures: Floor Main Main Main Above Below	Type Living Room Kitchen Eating Area Bedroom Bedroom Den	Dimens 12' x : 11' x : 14' x : 14' x : 10' x : x x x x x x	19' 11' 7' 10' 16' 10'	Туре	D	imensions X X X X X X X X X X X X X X X X X X X	Floor	Ty # of Pieces	pe Ensuite?	Dimensions X X X X X X X X X X X X X X X X X X X
inished Floo	or (Above):	528 # 100 # 0 S 348 sq. ft. C	t of Rooms: 6 t of Kitchens: 1 t of Levels: 3 uite: Crawl/Bsmt. Hei Beds in Baseme Basement: Part	ght: nt: 0 Beds n	ot in Basement: 2	1	Main Above	3 3 3	No No	Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

Put your sweat equity to work! This is a project home that needs extensive restorations but with that being said, the location and views can't be beat! Only a 10 minute boat ride from deep cove. There are unobstructed views from all 3 levels where you can take in sunsets over the south end of Indian Arm. Currently, there is no dock, but there are 2 new pilings with deep water moorage ready to connect one to. The home is three levels with the two bedrooms upstairs. (one bedroom is a loft style). This is a share purchase into the Brighton Beach corporation which owns the Brighton Beach community. It includes one of the 22 shares and the building (lot 29). There's a \$250 per month fee that goes toward "common property" (ie. common dock and water supply) water supply & taxes.

		Presented by: is Ayala PR Metro Edge Realty Phone: 604-551-441 http://www.luisayala. luisayala@shaw.ca	3				
Active R2431236 Board: V House/Single Family	43)	79 ARUNDEL RO North Vancouver Forest Hills NV V7R 3T2	DAD				idential Detached 3,680,000 (LP) 😎 (SP) M
	Lot Ar Flood Rear Y Counc If new View: Compl	Type: Feet / Size: 153 ea (sq.ft.): 12,300.0 Plain: /ard Exp: il Apprv?: /, GST/HST inc?:No No : ex / Subdiv:	Half Batl	ns: ns: s: ns:	46.33 5 7 6 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year: 2019 Utilities?: No 09-787-526
Renovations: F # of Fireplaces: 2 Fireplace Fuel: Natural Gas	Service Sewer Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Total Parking Parking: Ga	Iunicipal 5 Covered F age; Double Transit: CLOSE Freehold No : Yes ed:No :	Parking: 2	Parking	Sanitary g Access:	
Legal:LOT 5 BLOCK 17 OF BLOCK XAmenities:ElevatorSite Influences:Central Location, Golf Course Features:FloorTypeDimensioMainFoyer18'2 x 12 MainMainFamily Room19'0 x 13 MainMainFamily Room18'10 x 17 MainMainString Room20'1 x 18 MainMainKitchen23'5 x 16 MainMainOfficeMain13'1 x 12 AboveAboveBedroom13'3 x 12AboveBedroom13'3 x 12	Nearby, Recreation tem, Vacuum - Buil rs Floor 21 Above 25 Below 26 Below 28 Below 28 Below 29 Below 29 Below 20 Below 20 Below 20 Below 20 Below	Nearby, Shopping N		Floor	Ту	уре	Dimensions X X X X X X X X X X X X X X X X
Finished Floor (Main): 2,520 # of Finished Floor (Above): 1,761 # of Finished Floor (Below): 2,948 # of Finished Floor (Basement): 0 Sui Finished Floor (Total): 7,229 sq. ft. Bed	of Rooms: 20 of Kitchens: 2 of Levels: 3	Beds not in Basemen	Bath 1 2 3 4	Floor Above Above Above Main Main Below Below	# of Pieces 5 3 3 3 3 2 3 3 3	Ensuite? Yes Yes No No No No	

Brand NEW modern minimalism with architectural flair and detail throughout this masterpiece. Over 12000 ft lot and Full of natural light through large panes of glass, this luxury residence will amaze you from the moment you walk in. Open concept centre by ELEVATOR/ staircase spreading to North/South Wing and Smart home automation system controls the gate, lights, thermostats, cameras, music, video camera/technology. 2-5-10 new home warranty, 5 bedrooms, 7 bathrooms and 7229 ft with warmth throughout the contemporary natured home that will please all members of the family. Perfect for 3 generations and big family. One bedroom suite in basement. Open House Feb 22 2-3:30 pm

				Prese	ented by:						
				Metro I Phone: 6	ala PR Edge Realty 504-551-4413 vw.luisayala.	3					Ē
					la@shaw.ca					REAL	ТҮ
Active R2437117 Board: V			572	North	DA CRES Vancouver Delbrook	CENT				idential De 3,100,000	0 (LP) 🚾
House/Single	Family				N 3A8						(SP) M
			All to the little	Date: Type: A / Size:	Feet	Bedro	age (feet): ooms: ooms:	75.00 5 6	-	Price: \$3, Year Built:	-
					: 7,834.00	Full B	aths:	4	Zoning:		RSD
			Flood	Plain:	No	Half E	Baths:	2	Gross Ta	axes:	\$12,565.6
				Yard Exp:					For Tax	Year:	2019
				cil Apprv?:						Utilities?:	
			If new	v, GST/HS	T inc?:				-	09-694-2	-
		11444							Tour: V	irtual Tou	ır URL
			View:			cean and	City View				
		The Mark		lex / Subdi		Delbrook				-	
					ted: Electri		al Gas, Sa	anitary Se	ewer, Stor	m Sewer,	Water
via of Homo:	2 Storey w/Bsmt.		Sewer	Type:	Total Parking:	lunicipal	ed Parking:) Dorki	ng Access: F	ront	
,	Frame - Wood				Parking: Gar				ny Access.	TOIL	
xterior:	Stucco, Wood Concrete Perimeter		Dist. to Public Transit: 1 Block					Dist. to School Bus: .85 KM			
Foundation: Concrete Perimeter Rain Screen: Reno. Year:			Year:	Title to Land: Freehold NonStrata							
enovations:			umbing:		Duenout / Dien	Ne					
<pre># of Fireplaces: Fireplace Fuel:</pre>		K.I. FI	replaces:		Property Disc. PAD Rental:	. NO					
Nater Supply: Community Metered Water			ed Water:	r: Fixtures Leased: No : Fixtures Rmvd: :							
uel/Heating:	Natural Gas, Radiant				Floor Finish:						
	Patio(s) & Deck(s)					Mixed, Ti	le				
outdoor Area:	Other										
outdoor Area: ype of Roof:		AN VAP9330,	DISTRICT LOT					DISTRICT,	, & DL 578		
outdoor Area: ype of Roof: egal:	Other	AN VAP9330,	DISTRICT LOT					DISTRICT,	, & DL 578		
Outdoor Area: ype of Roof: egal: menities: ite Influences:	Other LOT 63, BLOCK 5, PL			577, GRO	OUP 1, NEW	WESTMINS	FER LAND				
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul	I-de-Sac, Golf Dimensions	Course Nearby	577, GRO y, Recreat	OUP 1, NEW	WESTMINS Shopping N Dimensior	rer LAND earby, Ski	Hill Nearb	у Туре		Dimensions
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer	I-de-Sac, Golf Dimensions 11'4 x 10'1	Course Nearby Floor Above	577, GRO y, Recreati Type Bedroo	DUP 1, NEW ion Nearby, m	WESTMINS Shopping N Dimensior 11'5 x 10	rer LAND earby, Ski is Floo '11 Bsm	Hill Nearb	У		8'3x 3'1
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Vain Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room	I-de-Sac, Golf Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6	Course Nearby Floor Above Above Above	Type Bedroon Walk-Ir Bedroon	DUP 1, NEW ion Nearby, m n Closet m	Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10	ren LAND earby, Ski is Floo '11 Bsm '6	Hill Nearb	у Туре		
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room 1	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2	Course Nearby Floor Above Above Above Above Above	Type Bedroon Walk-In Balk-In Balk-In	DUP 1, NEW ion Nearby, m n Closet	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4	rer LAND earby, Ski is Floo '11 Bsm '6	Hill Nearb	у Туре		8'3x 3'1 x x x
Dutdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room 1	I-de-Sac, Golf Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6	Course Nearby Floor Above Above Above	Type Bedroon Walk-Ir Bedroon	DUP 1, NEW ion Nearby, m n Closet m	Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10	rer LAND earby, Ski is Floo '11 Bsm '6 L	Hill Nearb	у Туре		8'3x 3'1 x x
Outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room 1 Kitchen Laundry Patio	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2 20'3 x 12'5 7'2 x 4'2 21'0 x 15'0	Floor Above Above Above Above Above Above Above Bsmt	Type Bedroon Walk-Ir Bedroon Walk-Ir Office Patio Living F	DUP 1, NEW ion Nearby, m n Closet m n Closet Room	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15	rer LAND earby, Ski is Floo '11 Bsm '6 L L '3	Hill Nearb	у Туре		8'3x 3'1 x x x x x x x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room 1 Kitchen Laundry Patio Patio	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2 20'3 x 12'5 7'2 x 4'2	Floor Above Above Above Above Above Above Above Above Above	Type Bedrood Walk-In Office Patio	DUP 1, NEW ion Nearby, m n Closet m n Closet Room	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'5	rer LAND earby, Ski is Floo '11 Bsm '6 L L J '3)	Hill Nearb	у Туре		8'3x 3'1 x x x x x x x
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room Living Room Living Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Stichen Laundry Patio Patio Master Bedroom	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2 20'3 x 12'5 7'2 x 4'2 21'0 x 15'0 71'9 x 19'6	Floor Above Above Above Above Above Above Bsmt Bsmt	577, GRC y, Recreati Type Bedroon Walk-Ir Bedroon Walk-Ir Office Patio Living F Kitchen	DUP 1, NEW ion Nearby, m n Closet m n Closet Room n	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15 12'11 x 8'0	rer LAND earby, Ski s Floo '11 Bsm '6 L J 3) 2	Hill Nearb	у Туре		8'3x 3'1 x x x x x x x x x x x x
Dutdoor Area: ype of Roof: egal: interinfluences: eatures: Floor Main M	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room 1 Kitchen Laundry Patio Patio Master Bedroom Walk-In Closet Main): 1,851	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2 20'3 x 12'5 7'2 x 4'2 21'0 x 15'0 71'9 x 19'6 14'6 x 12'2 8'11 x 5'8 # of Roc	Floor Above Above Above Above Above Above Bsmt Bsmt Bsmt Bsmt Dsmt	Type Bedroou Walk-Ir Bedroou Walk-Ir Office Patio Living F Kitchen Bedroou	DUP 1, NEW ion Nearby, m n Closet m n Closet Room n	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15 12'11 x 8'0 13'1 x 8'2 10'3 x 9'9 Bat	rer LAND earby, Ski is Floo i11 Bsm i 6 i 5 i 3 j 2 i 3 i 5 i h Floor	Hill Nearb	y Type Storage :s Ensuite?		8'3x 3'1 x x x x x x x x x x
Dutdoor Area: ype of Roof: egal: inenities: ite Influences: eatures: Floor Main Ma	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room Living Room Dining Room Living Room Dining Room Dining Room Dining Room Matchen Laundry Patio Patio Patio Master Bedroom Walk-In Closet Main): 1,851 Above): 1,399	Dimensions 11'4 x 10'1 19'2 x 17'7 16'3 x 12'6 3'10 x 11'2 20'3 x 12'5 7'2 x 4'2 21'0 x 15'0 71'9 x 19'6 14'6 x 12'2 8'11 x 5'8	Floor Above Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Smt Smt Smt Smt Smt Smt Smt Smt	Type Bedroou Walk-Ir Bedroou Walk-Ir Office Patio Living F Kitchen Bedroou	DUP 1, NEW ion Nearby, m n Closet m n Closet Room n	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15 12'11 x 8'0 13'1 x 8'2 10'3 x 9'9	TER LAND earby, Ski is Floo '11 Bsm '6 '3 '3	Hill Nearb	y Type Storage	Barn:	8'3x 3'1 x x x x x x x x x buildings
autdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor Main Main Main Main Main Main Main Main	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room Living Room Maing Room Patio Master Bedroom Walk-In Closet Main): 1,851 Above): 1,399 Below): 0 Basement): 1,293	I-de-Sac, Golf Dimensions 11'4 × 10'1 19'2 × 17'7 16'3 × 12'6 3'10 × 11'2 20'3 × 12'5 7'2 × 4'2 21'0 × 15'0 71'9 × 19'6 14'6 × 12'2 8'11 × 5'8 # of Roc # of Kitc # of Roc Usuite:	Course Nearby Floor Above Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Doms:21 chens: 2 els: 3	Type Bedroou Walk-Ir Bedroou Walk-Ir Office Patio Living F Kitchen Bedroou	DUP 1, NEW ion Nearby, m n Closet m n Closet Room n	WESTMINS Shopping N Dimension 11'5 x 10 4'4 x 3'4 10'0 x 9'4 14'5 x 3'3 17'7 x 15 12'11 x 8'2 10'3 x 9'3 Bat 1 2 3	rer LAND earby, Ski s Floo '11 Bsm '6 '1 '3 '3 '3 '3 '3 '3 '3 '4 '5 '5 '1 '1 '4 '5 '1 '1 '1 '1 '1 '1 '1 '1 '1 '1 '1 '1 '1	Hill Nearb r t S t t S t t s 4	y Type Storage Storage storage No Yes Yes	Barn: Workshop Pool:	8'3x 3'1 x x x x x x x x buildings
Dutdoor Area: Type of Roof: Legal: Amenities: Site Influences: Floor Main Mai	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room Dining Room Living Room Maing Room Patio Master Bedroom Walk-In Closet Main): 1,851 Above): 1,399 Below): 0 Basement): 1,293	I-de-Sac, Golf Dimensions 11'4 × 10'1 19'2 × 17'7 16'3 × 12'6 3'10 × 11'2 20'3 × 12'5 7'2 × 4'2 21'0 × 15'0 71'9 × 19'6 14'6 × 12'2 8'11 × 5'8 # of Roc # of Kitc # of Kitc # of Lev Suite: a, ft. Crawl/Bs	Course Nearby Floor Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Coms:21 chens: 2 els: 3 smt. Height:	Type Bedroon Walk-Ir Bedroon Walk-Ir Office Patio Living F Kitchen Bedroon Bedroon	DUP 1, NEW ion Nearby, m closet m closet Room m	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15 12'11 x 8'2 10'3 x 9'9 Bat 1 1 2 3 4	rer LAND earby, Ski s Floo '11 Bsm '6 b b c c c c c c c c c c c c c c c c c	Hill Nearb r ht S # of Piece 2 5 4	y Type Storage storage storage No Yes	Barn: Workshop Pool: Garage Sz	8'3x 3'1 x x x x x x x x buildings /Shed: :: 20'5x19'1
Dutdoor Area: Type of Roof: Legal: Amenities: Site Influences: Floor Main Main Main Main Main Main Above Finished Floor (Finished Floor (Fi	Other LOT 63, BLOCK 5, PL Elevator Central Location, Cul Type Foyer Great Room Living Room Dining Room 1 Kitchen Laundry Patio Patio Master Bedroom Walk-In Closet Main): 1,851 Above): 1,399 Below): 0 Basement): 1,293 Total): 4,543 s	Dimensions 11'4 × 10'1 19'2 × 17'7 16'3 × 12'6 3'10 × 11'2 20'3 × 12'5 7'2 × 4'2 21'0 × 15'0 71'9 × 19'6 14'6 × 12'2 8'11 × 5'8 # of Roo # of Koo # of Ko	Course Nearby Floor Above Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Doms:21 chens: 2 els: 3	577, GRC y, Recreati Type Bedrood Walk-Ir Bedrood Walk-Ir Office Patio Living F Kitchen Bedrood Bedrood	DUP 1, NEW ion Nearby, m n Closet m n Closet Room n	WESTMINS Shopping N Dimensior 11'5 x 10 4'4 x 3'4 11'6 x 10 5'4 x 4'4 10'0 x 9'4 14'5 x 3'9 17'7 x 15 12'11 x 8'2 10'3 x 9'9 Bat 1 1 2 3 4	rer LAND earby, Ski s Floo '11 Bsm '6 '11 Bsm '6 '3 '3 '2 '1 '3 '3 '2 '1 h Floor Main Above Above	# of Piece 2 4 3	y Type Storage Storage storage No Yes Yes Yes Yes	Barn: Workshop Pool:	8'3x 3'1 x x x x x x x x buildings /Shed: :: 20'5x19'1

WOW!! Incredible city & water views!! Large level cul-del-sac ideal for kids. Upstairs: 3 bedrooms w/ensuites & walk-in closets perfect for growing kids, teens or adult children, peaceful home office, large master suite w/ panoramic view & spa-like ensuite. Main floor layout is expansive & open with extensive use of windows front & back to bring in the natural light, great room plan w/ formal dining and living rooms, gorgeous exposed post & beam construction and vaulted ceiling. Basement w/ separate entrance, 2 bedrooms, 2 bathrooms, kitchen & laundry. Great entertainer's backyard w/outdoor BBQ area & water feature. Family neighbourhood w/ excellent schools & French Immersion. Minutes to Edgemont Village & all that it offers. BONUS: Elevator. Hurry on this one! Open House Sat Mar 7, 2-4pm.

			Lu	Presente	a PREC]*				
				Metro Edg Phone: 604- http://www.lu luisayala@	551-4418 uisayala.ca					EDGE R E A L T Y
ctive 2439891			1362	2 SUNNYS		/E				dential Detached
oard: V louse/Singl	e Family			Capilanc V7R 1	NV				\$1	1,990,000 (LP) (SP) <mark>M</mark>
		K A ANE	Sold [_	Frontage	• •	54.50	-	Price: \$1,990,000
			the state of the s	71	eet 74 F inner	Bedroom		7		Year Built: 2007
	1.		5		74.5 irreg.	Bathroor		7	Age:	13
			and the second second	rea (sq.ft.): 7,	912.00	Full Bath		6	Zoning:	RSMF
				Plain:		Half Bath	is:	1	Gross Ta	+- /
			Search Land	Yard Exp:					For Tax `	
				cil Apprv?:	2					Utilities?:
			If nev	v, GST/HST in	c?:				-	11-371-617
									Tour:	
Margaria			View:		:					
The second			Comp	lex / Subdiv:						
				es Connected r Type:	Electricity,	, Natural (Gas, Sa	nitary Sev	ver, Storn	n Sewer
nstruction:				Tota	Il Parking: 4 ing: Garage;	Covered F Double	Parking: 2	2 Parking	J Access:	
terior: undation: in Screen:	Wood Concrete Perimete	er Reno. Ye	ear:		to Public Tran to Land: Fr		nStrata	Dist. to	School Bus	s:
enovations:	_	R.I. Plur	5							
of Fireplace	es: 2 I: Natural Gas	R.I. Fire	places:		erty Disc.: Ye Rental:	es				
	: City/Municipal	Metered	Water:		ires Leased: No	o:				
	Natural Gas, Radia				ures Rmvd:	:				
	: Balcny(s) Patio(s) Asphalt	Dck(s)		Floo	r Finish: Co	oncrete, Ha	ardwood			
egal:	LOT 10, BLOCK 6,	PLAN VAP4740, D	ISTRICT LOT	601, NEW W	ESTMINSTER	LAND DIS	STRICT,	OF BLKS 1	TO 5 & 7 1	FO 9, & DL 607
nenities:	- , ,	-,		,			- ,			
te Influence eatures:	es: Golf Course Nearb	y, Recreation Nea	rby							
loor	Туре	Dimensions	Floor	Туре	Di	imensions	Floor	Ту	/pe	Dimensions
lain	Living Room	23' x 16'6	Below	Bedroom		.6' x 11'2				x
lain Iain	Kitchen Dining Room	14' x 13' 17' x 12'	Below Below	Bedroom Kitchen		.2' x 9' .4' x 13'				x
lain Iain	Family Room	17 x 12 17' x 17'	Below	Living Roo		.4' x 13' .8' x 10'				X X
bove	Master Bedroom	20' x 20'			-	X				x
nove	Bedroom	15' x 10'				x				x
bove	Bedroom	13' x 12' 14' x 13'6				x x				x x
bove	Bedroom	16' x 16'				x				x
bove bove bove	Bedroom Recreation	10 X 10				x				x
bove bove bove selow		16' x 16'				Bath		# of Pieces		Outbuildings
Above Above Below Below nished Floor	Recreation Bedroom r (Main): 1,50:	16' x 16' 1 # of Room						-	No	Barn:
Above Above Below Below nished Floor nished Floor	Recreation Bedroomr (Main):1,50 1,294r (Above):1,294	16' x 16' 1 # of Room 4 # of Kitche	ens: 2			1	Main Above	2		
bove bove bove Below Below nished Floor nished Floor nished Floor	Recreation Bedroom (Main): 1,500 (Above): 1,294 (Below): 0	16' x 16' L # of Room 4 # of Kitche 0 # of Level	ens: 2			2	Above	2 5 4	Yes	Workshop/Shed:
bove bove bove below below nished Floor nished Floor nished Floor	Recreation Bedroom r (Main): 1,50: r (Above): 1,29: r (Below): 1,84: r (Basement): 1,84:	16' x 16' L # of Room 4 # of Kitche 0 # of Level	ens: 2 s: 3			2 3 4	Above Above Above	5 4 4	Yes Yes No	
bove bove elow elow nished Floor nished Floor nished Floor nished Floor	Recreation Bedroom r (Main): 1,50: r (Above): 1,294 r (Below): 0 r (Basement): 1,84: r (Total): 4,633	16' x 16'1# of Room4# of Kitcha50# of Level3Suite:6Crawl/BsmBeds in Ba	ens: 2 5: 3 t. Height: sement: 0	Beds not in I	Basement: 7	2 3 4 5	Above Above Above Below	5 4 4 4	Yes Yes No No	Workshop/Shed: Pool:
bove bove elow hished Floor hished Floor hished Floor hished Floor	Recreation Bedroom r (Main): 1,50: r (Above): 1,294 r (Below): 0 r (Basement): 1,84: r (Total): 4,63:	16' x 16'1# of Room4# of Kitcha50# of Level3Suite:6Crawl/BsmBeds in Ba	ens: 2 5: 3 t. Height:		Basement: 7	2 3 4	Above Above Above	5 4 4	Yes Yes No	Workshop/Shed: Pool: Garage Sz:

High end custom home, designed and constructed by some of the best in the business. This is a stunning family home on an estate-like setting, just a short trail walk from Edgemont Village. 6 bedrooms, 7 bathrooms, including a 2 bed / 2 bath suite and a gorgeous loft style carriage house. Polished concrete floors throughout with 11 zone radiant in floor heating, double car garage - currently transformed into excessive studio, a massive covered patio and BBQ zone, and still enough room for for you to put in a pool! This is a COURT ORDERED SALE. Contact your agent for details on the process or for showings.