



Days on Market: **0** List Date: **1/16/2023** Expiry Date: **6/16/2023**
 Previous Price: **\$0** Original Price: **\$1,670,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2012**
 Frontage (feet): **60.47** Bedrooms: **6** Age: **11**
 Frontage (metre...): **18.43** Bathrooms: **5** Zoning: **RS3-A**
 Depth / Size: **132.33** Full Baths: **5** Gross Taxes: **\$6,329.16**
 Lot Area (sq.ft.): **8,002.41** Half Baths: **0** For Tax Year: **2022**
 Lot Area (acres): **0.18** Rear Yard Exp: **Southeast** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **028-221-141** Tour: **Virtual Tour URL**
 View: **Yes : Mt. Baker and Park**
 Complex/Subd...: **Pepin Brook Vineyard Estates**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Fibre Cement Board, Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **Partial**
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, Visitor Parking**
 Driveway Finish: **Concrete**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Intere...: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: Deep Freeze in Garage**
 Floor Finish: **Laminate, Mixed, Tile, Carpet**



Legal: **LOT 209 SECTION 15 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP44766** Municipal Charges

Amenities: **Air Cond./Central, Guest Suite, Playground, Storage**

Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Range Top, Refrigerator, Storage Shed, Vaulted Ceiling**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,515
Finished Floor (Above):	1,490
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	1,515
Finished Floor (Total):	4,520 sq. ft.
Unfinished Floor:	0
Grand Total:	4,520 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Floor	Type	Dimensions
Main	Foyer	20'3 x 8'9
Main	Living Room	14'0 x 12'9
Main	Dining Room	12'9 x 10'6
Main	Family Room	19'5 x 19'0
Main	Kitchen	13'10 x 13'9
Main	Eating Area	13'8 x 8'5
Main	Laundry	12'3 x 6'11
Main	Pantry	6'11 x 3'11
Above	Primary Bedroom	16'10 x 14'11
Above	Walk-In Closet	14'11 x 5'2
Above	Primary Bedroom	14'8 x 14'0
Above	Walk-In Closet	5'3 x 5'
Above	Bedroom	14'1 x 12'8

Floor	Type	Dimensions
Above	Bedroom	12'7 x 10'2
Bsmt	Recreation Room	23'10 x 20'11
Bsmt	Storage	6'10 x 3'0
Bsmt	Kitchen	12'0 x 10'0
Bsmt	Living Room	17'2 x 15'9
Bsmt	Bedroom	14'3 x 9'11
Bsmt	Bedroom	10'3 x 10'7
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	3
Above	4
Above	5
Bsmt	4
Above	4

Suite: **Other, Unauthorized Suite**
 Basement: **Full, Fully Finished, Separate Entry**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **20**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions: PAD Rental: Maint. Fee:

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office: 604-85...** List Broker 3:
 List Desig Agt 1: **Scott McGihon** **scottmcgihon@gmail.com**
 List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Scott McGihon**
 Sell Broker 1: 3: Phone: **778-242-6764**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Bert Ewert & Leona Ewert**
 Commission: **3.22% ON THE FIRST \$100K AND 1.15% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **PRIVACY - DO NOT SOLICIT. All measurements by Realtor are approximate, to be verified by purchaser if important. 2BR Suite would be**
 Remar... **unauthorized if purchaser chooses to install stove in basement kitchen (rough-in and cabinetry in place). Please use TB for all showing requests.**

Meticulously maintained home and property at Pepin Brook Vineyard Estates gives your family over 4500 square feet of living on 3 levels, w/ 9 ft ceilings, fully finished walk-out basement w/ separate entry for 2br suite, and over 400 sq. ft. of covered decks/patios. Enjoy sunrises over Mt. Baker from the gourmet kitchen (gas range) and bright double-height family room w/ custom millwork/lighting, and 2 gas fireplaces on the main. Formal dining and living look directly out onto the community park, just steps away for the kids to play while you relax on your private front patio, surrounded by manicured landscaping and maintenance free lawn. 6 huge BRs in total, 5 baths (2 Ensuites), double soaker tub, rec room, just minutes to Ross Rd. Elem and easy access to HWY 1 and High Street Mall.