

R2591892
House with Acreage

12307 ROLLEY LAKE STREET
Mission
Stave Falls
V4S 1C8

Residential Detached
\$1,699,500 (LP)

Depth/Size (ft.): **285(1.98AC)** Frontage (ft.): **20.00** Approx. Yr Built: **2015**
 Lot Area (Acres): **1.98** Bedrooms: **3** Age: **6**
 Flood Plain: **No** Bathrooms: **3** Zoning: **RR7**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$6,073.75**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **028-872-541**
 View: **No**
 Complex / Subdiv: **Stave Falls**
 Services Connected: **Natural Gas,Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple,Open,RV Parking Avail.**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT B SECTION 23 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN BCP50853**

Amenities:

Site Influences: **Private Setting,Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'6 x 8'5	Below	Family Room	29'6 x 15'4			x
Main	Dining Room	13'2 x 12'1	Below	Bedroom	15'7 x 15'7			x
Main	Living Room	17'2 x 16'2	Below	Walk-In Closet	7'9 x 5'1			x
Main	Kitchen	16'1 x 10'11	Below	Storage	20'4 x 8'9			x
Main	Eating Area	13'2 x 6'3	Below	Storage	14'8 x 12'0			x
Main	Master Bedroom	16'4 x 16'1			x			x
Main	Walk-In Closet	12'11 x 5'3			x			x
Main	Bedroom	13'2 x 11'8			x			x
Main	Laundry	9'6 x 6'9			x			
Below	Recreation Room	30'10 x 12'10			x			

Finished Floor (Main):	1,850	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No
Finished Floor (Below):	1,855	# of Levels:	2	2	Main	5	Yes
Finished Floor (Basement):	0	Suite:	None	3	Below	4	No
Finished Floor (Total):	3,705 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 3	5			No
Grand Total:	3,705 sq. ft.	Basement:	Full,Fully Finished	6			No
				7			No
				8			No

Listing Broker(s): **Royal LePage Wheeler Cheam Realty**

This is the one that you have been waiting for! Absolutely gorgeous rancher with a basement on 1.98 acres. Custom built-in 2015, this wonderful home is beautifully designed and decorated with quality and attention to detail throughout. Very well laid out with gourmet kitchen open to a great room that all step out to an expansive, partially-covered sundeck. Formal dining room off the foyer. 2 bedrooms up. Luxurious master ensuite and custom built-ins in all of the closets. The spacious basement has loads of windows and walks out to the property. A HUGE 1,300 SF garage has 220 wiring and could accommodate a hoist. The private and gorgeous acreage is beautifully landscaped with trees, lots of open lawn, lovely pond, a large side patio. It is a dream come true!