

Depth/Size (ft):	828.74(5 ACRES)	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	262.80	Bathrooms:	2	Age:	999
Lot Area: (Acres)	5.00	Full Baths:	2	Zoning:	RU-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,311.12
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	012-572-870

Style of Home:	1 1/2 Storey,2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Metal	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains & Beautiful stream
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 5 SECTION 32 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 2219
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cleared,Private Setting,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'2	Main	Storage	5'7 x 4'9
Main	Kitchen	21'5 x 14'8	Above	Bedroom	13'3 x 10'6
Main	Eating Area	15' x 8'7	Above	Bedroom	13'2 x 10'4
Main	Primary Bedroom	13'7 x 11'3	Above	Games Room	17'2 x 5'8
Main	Walk-In Closet	5'8 x 5'5	Above	Flex Room	7'5 x 5'8
Main	Foyer	8'8 x 6'10			
Main	Laundry	12'6 x 7'6			

Finished Floor (Main):	1,294 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	460 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,754 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,754 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Rare find! Gorgeous, Parklike, level, 5 acres with multiple possibilities in a fantastic location, minutes to town! Well kept older home priced way below assessed value. Build your grand estate, workshop, barn, board your horses, raise cattle, start your hobby farm, what ever you wish. In area of high end homes. Regulations allow for main home with a legal suite plus a 2nd home & parking 3 commercial trucks. Bonus – Best Creek runs thru the property offering an incredibly beautiful setting & the wonderful opportunity to incorporate the tranquility of running water into the landscape, while still having large spaces to create your vision. Fantastic location only minutes to Murrayville & close to all amenities but distanced enough to enjoy a rural lifestyle. Must be seen to be appreciated!