

<b>Depth/Size (ft):</b>	295	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1948
<b>Frontage (ft):</b>	75.00	<b>Bathrooms:</b>	1	<b>Age:</b>	75
<b>Lot Area: (sq.ft.)</b>	21,780.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	AL
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,900.36
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-063-825

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 12 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Softwood	<b>Fixtures Rmvd:</b>	No

**View:** Yes : mountian

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas

**Legal:** LOT B, PLAN NWP11052, DISTRICT LOT 286, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Barn,Workshop Detached

**Site Influences:** Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Rural Setting,Shopping Nearby

**Features:** Refrigerator,Storage Shed,Stove

**Bylaw Restrict:**

**Listing Broker(s):** Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'6 x 10'			
Main	Kitchen	9' x 13'			
Main	Laundry	6' x 7'			
Main	Bedroom	9' x 9'			
Main	Bedroom	9' x 9'			

<b>Finished Floor (Main):</b>	700 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	700 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	700 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Fantastic Greendale location! Mountain views, surrounded by farmland, quiet country living, close to all amenities. Large shop in the back with two 14ft roll up doors. The home is old and in need of updates, or knock it down & start from scratch. Small country lots in an A-1 location like this don't come up everyday. Call today to book your viewing.