

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	81.00	<b>Bathrooms:</b>	2	<b>Age:</b>	54
<b>Lot Area: (Acres)</b>	5.59	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU16
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,142.52
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-483-280

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 8 - Covered: 4
<b>Construction:</b>	Frame - Wood,Log	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	LOT 2, PLAN LMP1228, SECTION 22, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Greenbelt,Private Setting,Private Yard,Recreation Nearby,Rural Setting,Treed
<b>Features:</b>	Clothes Washer/Dryer,Refrigerator,Stove,Water Treatment
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'	Main	Walk-In Closet	9'1 x 5'
Main	Kitchen	20'9 x 8'7	Above	Loft	17' x 16'6
Main	Dining Room	15'8 x 7'	Above	Loft	15'1 x 6'
Main	Foyer	10' x 6'2			
Main	Primary Bedroom	14'8 x 12'9			
Main	Bedroom	9'1 x 9'			
Main	Bedroom	13' x 9'8			

<b>Finished Floor (Main):</b>	1,657 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	448 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,105 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,105 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Fantastic opportunity to savour the quiet rural life in this very private 3-bed country home on 5.5 acres on a cul-de-sac in the wonderful neighborly community of Steelhead! Outdoor activities aplenty on the doorstep - with walking/hiking & biking trails, golfing, Hayward Lake, Stave Lake & Bear Mountain in the near vicinity - and yet still just 12 minutes to downtown Mission, highway access & the West Coast Express commuter train to Vancouver (only 1hr20 to drive to Vancouver). Bright interior with vaulted ceilings & skylights, large loft area that could be a rec room, office or additional storage space, detached workshop & wood shed, and a huge wrap-around entertainment deck from which you can enjoy your own special country acreage.