

<b>Depth/Size (ft):</b>	1290	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	4	<b>Age:</b>	46
<b>Lot Area: (Acres)</b>	3.14	<b>Full Baths:</b>	4	<b>Zoning:</b>	AL
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,447.13
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-241-390

<b>Style of Home:</b>	2 Storey,Manufactured/Mobile	<b>Parking:</b>	Total: 10 - Covered: 6
<b>Construction:</b>	Log,Manufactured/Mobile	<b>Covered Parking:</b>	6
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<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>	Community	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : Surrounding Mountains

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Septic,Water

**Legal:** LOT 3, PLAN NWP6998, DISTRICT LOT 449, NEW WESTMINSTER LAND DISTRICT, MHR# 64272 CSA# 458190

**Amenities:** Storage,Workshop Detached

**Site Influences:** Private Setting,Recreation Nearby,Rural Setting

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove

**Bylaw Restrict:**

**Listing Broker(s):** Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'10 x 9'11	Above	Family Room	15'8 x 14'	Abv Main 2	Bedroom	7'4 x 7'7
Main	Dining Room	10'11 x 9'	Above	Bedroom	8'9 x 13'4	Abv Main 2	Bedroom	7'4 x 9'1
Main	Living Room	10'11 x 12'11	Above	Primary Bedroom	20'6 x 11'7			
Main	Bedroom	10'6 x 13'4	Above	Walk-In Closet	3'8 x 6'			
Main	Laundry	15'4 x 9'1	Abv Main 2	Kitchen	12'11 x 13'11			
Main	Storage	9'4 x 5'3	Abv Main 2	Living Room	12'11 x 14'7			
Main	Mud Room	9' x 11'7	Abv Main 2	Primary Bedroom	12'11 x 11'5			

<b>Finished Floor (Main):</b>	1,033 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	745 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Abv Main 2	4	No
<b>Finished Floor (Total):</b>	1,778 sqft	<b>Crawl/Bsmnt Height:</b>		Abv Main 2	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,778 sqft	<b>Beds In Bsmnt:</b>	0 / 6			
		<b># Of Pets:</b>				

Fantastic 3+ acre, 2 family dwelling property on great street in Yarrow! With a log home (3bed/2bath), a mobile home (3bed/2bath) and 40x30 shop; this beautiful property has a ton to offer. The log home offers spacious main floor, high ceilings, fresh paint, S/S appliances & loft with primary suite with ensuite & walk-in closet, another bedroom & rec room. The mobile was placed in 2020 with lots of upgrades, new septic, new furnace, carpets, spray foam insulation and some appliances. Shop is fully wired and has large lean-to. All three are metered separately. On 3+ acres, one pasture near the front and a large one behind the shop with a small creek at the back of the property. All this in beautiful Yarrow, close to all the shops and recreation, with easy access to HWY 1 to Abbotsford!