

Depth/Size (ft):	(32.24AC)	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area: (Acres)	32.24	Full Baths:	2	Zoning:	RU3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$9,257.50
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	010-892-125

Style of Home:	1 Storey,Manufactured/Mobile	Parking:	Total: 15 - Covered: 0
Construction:	Manufactured/Mobile	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains, forest, Glen Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	LOT 23, PLAN NWP3337, SECTION 18, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG. #102226 CSA # MS-2820
Amenities:	
Site Influences:	
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	30'10 x 13'6	Main	Walk-In Closet	4' x 6'11
Main	Kitchen	9' x 13'6			
Main	Dining Room	12' x 13'6			
Main	Primary Bedroom	15'5 x 13'6			
Main	Bedroom	10'7 x 13'6			
Main	Bedroom	10'7 x 13'6			
Main	Mud Room	6'11 x 8'			

Finished Floor (Main):	1,620 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,620 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,620 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover unparalleled luxury on this expansive 32.24-acre property boasting more than just a million-dollar view. With complete privacy to the West, North, and East, and only one neighbor to the South, indulge in sweeping panoramas of Glen Valley's picturesque farm lands and majestic mountains. This exceptional parcel offers a rare opportunity to craft your dream country estate. While envisioning your magnificent home, enjoy the comfort of a custom-built 1620 sqft double-wide mobile home with 3 bedrooms and 2 bathrooms. Conveniently located near shopping amenities, Hwy 1, the USA Border, Golden Ears Bridge, and historic Fort Langley. Don't miss this chance to create your own slice of paradise. Let's make your dream home a rea