

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	360.00	<b>Bathrooms:</b>	4	<b>Age:</b>	31
<b>Lot Area: (Acres)</b>	1.97	<b>Full Baths:</b>	4	<b>Zoning:</b>	RH
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,968.57
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-887-575

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains & Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Septic, Water
<b>Legal:</b>	LOT B, PLAN LMP34991, SECTION 13, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central, Garden, Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Treed
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Stove, Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Nyda Realty (Agassiz)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 14'1	Bsmt	Family Room	20'4 x 10'5	Bsmt	Den	17'2 x 17'3
Main	Dining Room	14'5 x 15'10	Bsmt	Bedroom	17'1 x 9'8	Bsmt	Laundry	10'9 x 9'3
Main	Kitchen	13'11 x 9'7	Bsmt	Bedroom	13'5 x 12'10			
Main	Family Room	21'1 x 17'3	Bsmt	Kitchen	11'0 x 9'3			
Main	Primary Bedroom	13'7 x 15'6	Bsmt	Eating Area	5'0 x 8'0			
Main	Bedroom	10'10 x 10'	Bsmt	Bedroom	10'5 x 10'4			
Main	Bedroom	10'5 x 9'10	Bsmt	Bedroom	12'9 x 10'5			

<b>Finished Floor (Main):</b>	1,900 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	2,332 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	4,232 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished, Separate Entry			
<b>Grand Total:</b>	4,232 sqft	<b>Beds In Bsmt:</b>	4 / 7			
		<b># Of Pets:</b>				

This stunning property offers an exceptional living experience on almost 2 acres w/breathtaking valley views. 7 beds & 4 baths provides ample space for a growing family or those seeking room for guests. Step inside this home & be greeted by a beautiful COMPLETELY UPDATED interior. 2 new kitchens w/ quartz countertops, vinyl plank flooring, new carpet, fresh paint, hot water on demand. The attention to detail is evident ensuring a stylish ambiance throughout. Downstairs has a 2 bed in-law suite w/sep entrance & hook-ups for w/d. New 24X28 DETACHED SHOP w/power. 2 leanto's 17X28 & 14X28 & a new dog house! NEW roof, windows, hardi siding, septic field on CITY WATER, N/GAS. The new deck allows for outdoor entertaining & relaxation while taking in the stunning views that this property offers.