

Depth/Size (ft):	963	Bedrooms:	4	Approx. Year Built:	1986
Frontage (ft):	660.00	Bathrooms:	2	Age:	38
Lot Area: (Acres)	14.62	Full Baths:	2	Zoning:	RU-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$19,131.89
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	009-006-893

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport, Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled, Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	BROOKSWOOD/FERNRIDGE
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	LOT 18, PLAN NWP28731, PART SE1/4, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn, Storage
Site Influences:	Central Location, Cleared, Private Yard, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 9'2	Main	Bedroom	12'2 x 10'0
Main	Family Room	22'1 x 12'8	Main	Primary Bedroom	18'0 x 14'0
Main	Kitchen	11'9 x 10'2	Main	Walk-In Closet	5'5 x 8'2
Main	Dining Room	12'6 x 10'0	Main	Bedroom	11'7 x 8'2
Main	Living Room	19'7 x 17'6			
Main	Laundry	7'3 x 9'11			
Main	Bedroom	10'7 x 12'3			

Finished Floor (Main):	2,104 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,104 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,104 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

14.62 Acres in Brookwood/Fernridge. Very rare property with amazing dimensions 660 ft x 963 ft. surrounded by development properties and 1 block from sewer & water. Flat property with no creeks, easements or right of ways AND with 3 great Homes – 2 large Ranchers that are very well maintained and recently renovated (19810 20 Ave = 1,760sqft 3Bdrm 3Bath & 19888 20 Ave = 2,104sqft 4Bdrm 2Bath) PLUS 1 of the cutest fully self-contained 1 bdrm Cottages. Tons of covered parking & storage with several garages and three 60' x 500' Barns. Properties this size and so close to development are exceptionally rare. This is an incredible opportunity with an amazing amount of revenue potential.