

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2000
<b>Frontage (ft):</b>	1,320.00	<b>Bathrooms:</b>	2	<b>Age:</b>	24
<b>Lot Area: (Acres)</b>	37.65	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-36
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,783.55
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	008-449-805

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 40 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<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>	LEGAL SUBDIVISION 11, SECTION 28, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 37416
<b>Amenities:</b>	
<b>Site Influences:</b>	Paved Road,Private Setting,Private Yard,Recreation Nearby,Rural Setting,Treed
<b>Features:</b>	Dishwasher,Microwave,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 22'7	Main	Storage	14'6 x 4'4
Main	Dining Room	14'1 x 10'3	Below	Foyer	4'0 x 11'6
Main	Kitchen	14'1 x 9'5	Below	Storage	4'0 x 9'4
Main	Storage	14'5 x 4'7	Below	Utility	5'10 x 8'1
Main	Bedroom	14'1 x 13'5			
Main	Storage	14'5 x 4'7			
Main	Primary Bedroom	14'5 x 13'5			

<b>Finished Floor (Main):</b>	1,544 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	136 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Abv Main 2	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,680 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,680 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

37.56 SUBDIVIDABLE ACRES potentially up to 8 or 9 lots! The private driveway leads you to a unique metal-sided, metal-roofed home. The lower level welcomes you with a spacious 1,408 sqft garage w/ high ceilings, perfect for your hobbies or future projects. Complete with a handy 3-piece washroom and laundry area, it's more than just a garage—it's a versatile space waiting for your personal touch. Upstairs, discover 2 large bdrms, 1 bth, and a warm living room with a vaulted ceiling. Step out onto the sundeck and soak in the beauty of your surroundings. The kitchen, with its maple cabinets and ample room, becomes the center of family gatherings and culinary adventures. A drilled well ensures a reliable water supply, lots of storage 3 detached storage sheds, and you're surrounded by timber!