

Depth/Size (ft):	655.2	Bedrooms:	5	Approx. Year Built:	1999
Frontage (ft):	326.50	Bathrooms:	4	Age:	25
Lot Area: (Acres)	6.30	Full Baths:	4	Zoning:	SFD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$8,383.13
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-144-861

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 1, PLAN EPP98469, SECTION 1, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Greenbelt,Paved Road,Private Setting,Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Range Top,Refrigerator
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'9 x 14'6	Above	Walk-In Closet	9'4 x 8'	Bsmt	Games Room	15'8 x 18'11
Main	Family Room	14'6 x 14'6	Above	Bedroom	12'6 x 12'1			
Main	Dining Room	10'11 x 17'10	Above	Bedroom	12'4 x 12'10			
Main	Living Room	14'8 x 18'3	Above	Bedroom	11'2 x 11'4			
Main	Den	9'10 x 9'8	Above	Bedroom	10'11 x 13'2			
Main	Laundry	6'4 x 9'8	Bsmt	Recreation Room	15'2 x 33'3			
Above	Primary Bedroom	17' x 14'10	Bsmt	Media Room	11'3 x 19'3			

Finished Floor (Main):	1,797 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,390 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,589 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	4,776 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,776 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

POTENTIAL TWO LOT SUB-DIVISION. Enjoy the country life surrounded by nature with room for the entire family. This spacious well maintained home offers 5 bedrooms upstairs, a den on the main floor, and a full basement that could allow for a nanny suite. Situated on 6 plus acres, minutes from hiking & dirt bike/horse/mountain bike trails, lakes, rivers, & fishing. 55 min drive to Vancouver, or hop on the West Coast Express. Enjoy the hot tub on the lower patio, and outdoor shower, surrounded by nature. The second lot would have a panhandle driveway to the back of the property, you could build a new home, and keep the existing home. Quiet dead end road, current zoning allows for a duplex and cottage. Call today!