

Depth/Size (ft):	884x690	Bedrooms:	1	Approx. Year Built:	1977
Frontage (ft):	370.00	Bathrooms:	1	Age:	47
Lot Area: (Acres)	10.00	Full Baths:	1	Zoning:	R-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	004-961-927

Style of Home:	Basement Entry	Parking:	Total: 10
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Propane Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	Yes
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LOT 15, PLAN NWP51546, SECTION 4, TOWNSHIP 4, RANGE 2, MERIDIAN W7, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Team 3000 Realty Ltd., Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 16'0			
Main	Kitchen	12'2 x 13'7			
Main	Bedroom	12'0 x 11'6			
Below	Workshop	22'0 x 30'0			

Finished Floor (Main):	660 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	140 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	876 sqft	Suite:	None			
Finished Floor (Total):	1,676 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Unfinished			
Grand Total:	1,676 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

Fantastic 10 acre property offering unparalleled privacy to build your estate home. House on the property needs some TLC but could be used while you construct or place modular for meantime. For the nature lovers and out door enthusiasts 'Cascade falls 1 Blk away hiking trails/Quading/biking/dirt biking/endless activities. This serene acreage has flat useable acreage and tiers up to beautiful area for a estate home. A must see for your own ideas. Desirable privacy yet only 15 minutes to town. Electricity septic and shallow well in place.