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|--------------------------|---------|--------------------|---|----------------------------|-------------|
| 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 |

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|-------------------------|----------------------|-------------------------|--------------------|
| 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 |

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|----------------------------|---|
| 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 | | | |

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|--------------------------------|------------|---------------------------|------------|-----------------------|--------------------|-----------------|
| 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.