

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	221.05	<b>Bathrooms:</b>	2	<b>Age:</b>	33
<b>Lot Area: (Acres)</b>	2.25	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU16
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,616.41
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-683-703

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 9 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Silvermere Lake
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic,Water
<b>Legal:</b>	LOT 7, PLAN NWP32203, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Private Setting,Private Yard,Recreation Nearby,Rural Setting,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 14'10			
Main	Kitchen	11'10 x 8'8			
Main	Eating Area	15'4 x 9'4			
Main	Primary Bedroom	13'11 x 12'1			
Main	Bedroom	12'8 x 11'9			
Main	Bedroom	15'4 x 12'10			
Main	Laundry	5'5 x 4'11			

<b>Finished Floor (Main):</b>	1,666 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,666 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,666 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Breathtaking Views!! Welcome to your private 2.25 acre Waterfront Oasis! No other properties like this on the market. If you are seeking a unique opportunity to own a large, flat, private lot, zoned RU16 for multiple uses, look no further. With 2 docks, boat launch, private beach, motorized boating permitted and year round fishing, this intimate, tight knit neighbourhood of 42 homes, waterfront to the stunning Silvermere Lake community, is the place for you. Move into the well maintained almost 1700 sqft Rancher home, with 3 bright bedroom, 2 bathrooms, charming open concept living/ kitchen area and enjoy the stunning sunsets on your spacious balcony overlooking the lake. Home offers a new 50K driveway, room for over 9 cars, 2 car detached garage, outdoor kitchen, and more! A must see!!