

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

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

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

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

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!!