

Depth/Size (ft):	0	Bedrooms:	5	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	4	Age:	40
Lot Area: (Acres)	5.49	Full Baths:	4	Zoning:	RS-2
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$900.43
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	012-635-430

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport & Garage,Garage; Double
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity

Legal: LOT 50, PLAN NWP2320, SECTION 8, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Clothes Dryer,Clothes Washer,Clothes Washer/Dryer,Dishwasher,Microwave,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13'7 x 31'10	Main	Bedroom	14'6 x 11'3	Below	Kitchen	13'7 x 8'10
Main	Living Room	12'3 x 20'2	Main	Primary Bedroom	17'5 x 11'4	Below	Living Room	13'7 x 6'6
Main	Dining Room	16' x 11'10	Below	Foyer	14'6 x 11'3	Main	Patio	19'6 x 15'8
Main	Eating Area	7'8 x 13'10	Below	Laundry	20'7 x 8'11			
Main	Kitchen	13'7 x 8'10	Below	Flex Room	23'5 x 11'			
Main	Bedroom	16'10 x 11'17	Below	Recreation Room	23'7 x 15'2			
Main	Bedroom	14'7 x 11'6	Below	Bedroom	11'2 x 15'2			

Finished Floor (Main):	0 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,516 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,837 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Suite:		Below	3	No
Finished Floor (Total):	4,353 sqft	Crawl/Bsmnt Height:		Below	3	Yes
Unfinished Floor:	680 sqft	Basement:	Full			
Grand Total:	5,033 sqft	Beds In Bsmnt:	0 / 5			
		# Of Pets:				

5.49 ACRE HOUSE & ACREAGE. 5,033 SQ/FT House with 7 bedrooms and 5 bathrooms . following items has been renovated in 2023: painted, new flooring, light fixture, and washrooms, baseboards upper level, upper level electrical wiring was updated as well as the yard, and landscaping. Roof is 15 years old, hot water tank 4 years old. There is a large 11,931 SQ/FT Barn with a heated workshop and upgraded power, 200 SQ/FT Power Shed and a 750 SQ/FT Picnic Shelter. Next door to Pitt River Boat Club, Close to all amenities and entertainment, easy access to Highway #7.