

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1968
Frontage (ft):		Bathrooms:	1	Age:	56
Lot Area: (Acres)	6.00	Full Baths:	1	Zoning:	AL
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,847.84
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	011-106-514

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Wood	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Southern Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Septic,Water
Legal:	PARCEL A, LOT 2, PLAN NWP7252, SECTION 30, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT, (REF PL 16028)
Amenities:	Barn
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'6"			
Main	Kitchen	11' x 10'			
Main	Primary Bedroom	12'5 x 10'			
Main	Bedroom	10' x 11'			
Main	Bedroom	12' x 9'			
Main	Dining Room	13'5 x 16'			

Finished Floor (Main):	1,105 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,105 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,105 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to a great property full of opportunity for agriculture, equestrian enthusiasts. the property comes with 1 10 stall barn with tack and feed rooms and 1 6 stall barn with shop . Also included is a fully sprinklered indoor riding rin that measures 72 X208.. The property also includes outdoor riding areas along with 12 paddocks. The back of the property has a large field very usable for riding or a future home building site. Don't miss out on a great opportunity in a great community. Book your viewing today.