3980 BOUNDARY ROAD YARROW

Yarrow, V2R 5J4

iouse with Acreage		Yarro	,		
Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1968
rontage (ft):		Bathrooms:	1	Age:	56
ot 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
/iew:	Yes			P.I.D.:	011-106-514
	100				
Style of Home:	Rancher/Bungalow		Parking:	Total: 10 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Wood		Parking Access:		
oundation:			Parking:	DetachedGrge/Carport,C	Dpen
Rain Screen:			Locker:		
lenovations:			Units in Dev:		
of Fireplaces:	1 - Fuel: Wood		Distance to:		
/ater Supply:	Community		Title to Land:	Freehold NonStrata	
uel/Heating:	Baseboard,Wood		Property Disc:	No	
Outdoor Area:	Fenced Yard		PAD Rental:		
ype of Roof:	Metal		Fixtures Leased:	No	
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	Yes	
/iew:	Yes : Southern Mount	ains			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity,	Natural Gas,Septic,Water _AN NWP7252, SECTION 30, TOW	NSHIP 22, NEW WESTMINS	STER LAND DISTRICT, (REF PL	. 16028)
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW vak Realty			
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Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room	Natural Gas,Septic,Water LAN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6			
Igmt. Company: complex / Subdiv: Gervices Connected: egal: menities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Listing Broker(s):	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen	Natural Gas,Septic,Water _AN NWP7252, SECTION 30, TOW !ak Realty Dimensions 17' x 14'6 11' x 10'			
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom	Natural Gas,Septic,Water LAN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10'			
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom	Natural Gas,Septic,Water _AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11'			
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11' 12' x 9' 13'5 x 16' # Of Rooms:	Floor 6	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11' 12' x 9' 13'5 x 16' # Of Rooms: # Of Kitchens:	Floor 6 1	Туре	Dimensions
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11' 12' x 9' 13'5 x 16' # Of Rooms: # Of Kitchens: # Of Levels:	Floor 6 1 1	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
Igmt. Company: oomplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain bain bain bain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' × 14'6 11' × 10' 12'5 × 10' 10' × 11' 12' × 9' 13'5 × 16' # Of Rooms: # Of Levels: Suite:	Floor 6 1	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor lain lain lain lain lain lain lain lain	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room 1,105 sqft 0 sqft 0 sqft 0 sqft 1,105 sqft	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11' 12' x 9' 13'5 x 16' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 6 1 1 None	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cor Aain Main Main Main Main Main Main Main M	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room 1,105 sqft 0 sqft 0 sqft 1,105 sqft 0 sqft 1,105 sqft 0 sqft	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' × 14'6 11' × 10' 12'5 × 10' 10' × 11' 12' × 9' 13'5 × 16' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor 6 1 1 None Crawl	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	Community,Electricity, PARCEL A, LOT 2, PL Barn Royal LePage Little O Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Dining Room 1,105 sqft 0 sqft 0 sqft 0 sqft 1,105 sqft	Natural Gas,Septic,Water AN NWP7252, SECTION 30, TOW Pak Realty Dimensions 17' x 14'6 11' x 10' 12'5 x 10' 10' x 11' 12' x 9' 13'5 x 16' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 6 1 1 None	Type Bathroom Floor # of	Dimensions Pieces Ensuite?

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.

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