

Depth/Size (ft):	153.5	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	68.76	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	16,432.00	Full Baths:	1	Zoning:	RR2
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$2,609.23
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	010-028-030

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Metal	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Garage; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Propane Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	Yes
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	KILBY
Services Connected:	Electricity,Septic
Legal:	LOT B, PLAN NWP14936, SECTION 22, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Golf Course Nearby,Marina Nearby,Paved Road,Recreation Nearby,Rural Setting
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 13'1	Bsmt	Bedroom	13'7 x 12'11
Main	Dining Room	13'3 x 13'	Bsmt	Mud Room	17'7 x 10'1
Main	Living Room	19'7 x 13'	Bsmt	Utility	8'4 x 13'4
Main	Primary Bedroom	13'1 x 15'3	Bsmt	Foyer	7'9 x 6'7
Main	Bedroom	13' x 15'2			
Main	Laundry	8'6 x 11'9			
Bsmt	Recreation Room	17'6 x 28'8			

Finished Floor (Main):	1,485 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,074 sqft	Suite:	None	Bsmt	2	No
Finished Floor (Total):	2,559 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,559 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	1 / 3			
		# Of Pets:				

First time offered for sale. This is your opportunity to own a very SOLID 2500sqft+ Home with 23'x52' DETACHED SHOP and 12'x38' RV Cover. Located just a short walk from Kilby Beach, bring your Kayaks, boat and RV and enjoy the quiet rural lifestyle with over 1/3 of an acre of property with all the room for ALL your toys. This 3 bedroom(4 bed if you convert the Laundry) is perfect for all your family needs, with very spacious living, dining and kitchen,2(possibly 3)beds, full bath and 2 piece en suite upstairs.1 bed, Large rec room with Wet bar and powder room downstairs with separate entrance for any future accommodation. This is a very well maintained home and property with incredible future potential. Don't miss out on this opportunity to enjoy your perfect piece of paradise. Call NOW