

Depth/Size (ft):	111.98	Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	64.07	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	7,168.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,703.26
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	004-288-271

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : PANORAMIC MOUNTAIN + PASTURES

Mgmt. Company:

Complex / Subdiv: CHILCOTIN

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 188, PLAN NWP51063, DISTRICT LOT 243, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Pool; Outdoor,Swirlpool/Hot Tub

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'1	Above	Bedroom	10'8 x 10'4
Main	Dining Room	10'2 x 9'			
Main	Kitchen	13'11 x 10'2			
Below	Family Room	15'2 x 14'			
Below	Den	11'10 x 15'6			
Above	Primary Bedroom	13'7 x 12'			
Above	Bedroom	10'8 x 10'4			

Finished Floor (Main):	1,240 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	667 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,907 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,907 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Rarely do these come up! Backing onto 52 acres of farmland with breath taking panoramic mountain and farm views! This is one special property! One owner home, pretty original inside but this split level home leaves a slate for you to create the home of your dreams! You won't find a lot like this! Big windows over looking the views, spacious patio off family room. The backyard offers a kidney- shaped inground pool, hot tub, 64x111 private yard, double garage. Reroofed 2012, heat pump and furnace 2012, hotwater tank 2017. Come see the magnificent display of dogwood flowers in the neighbourhood this time of year - it's stunning! Easy access to Golden Ears Bridge, shopping, transit and schools. Come see for yourself! OPEN HOUSE SUNDAY, MAY 19th 2-4pm