

Depth/Size (ft):	286(1.09AC)	Bedrooms:	5	Approx. Year Built:	1982
Frontage (ft):	165.00	Bathrooms:	2	Age:	42
Lot Area: (Acres)	1.09	Full Baths:	2	Zoning:	SR1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,787.84
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	000-909-939

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Ravine
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 126 SECTION 3 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 64151
Amenities:	
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Pantry,Storage Shed,Water Treatment,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 15'9	Below	Kitchen	9'6 x 11'3
Main	Kitchen	9'11 x 20'	Below	Family Room	19'5 x 19'9
Main	Dining Room	9'10 x 20'	Below	Bedroom	14'8 x 9'10
Main	Primary Bedroom	11'6 x 11'7	Below	Bedroom	11'2 x 11'3
Main	Bedroom	9'10 x 11'5	Below	Bedroom	10'5 x 11'2
Main	Pantry	5'8 x 7'4	Below	Den	21'1 x 13'9
Main	Laundry	10'3 x 7'4	Below	Laundry	19'6 x 9'6

Finished Floor (Main):	1,412 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,749 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	3,161 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,161 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Lovely little acreage with lots of privacy & a completely updated home in 2014. Bright open, Heritage style Gourmet Kitchen & soft close doors, plus a walk-in pantry. Huge entertainment sized Island with Granite counters. BBQ's anyone? Lots of outdoor area's; 20 x 24 deck, a front porch & back patio. Spacious entertainment sized living & family rooms. Cozy fireplace, a total of 5 bedrooms, additional storage space, hobby &/or recreation rm. New metal gate, Update flooring, New Vinyl windows 2016, New Septic in 2023. Nature lovers, enjoy the birds, the treed privacy, a greenbelt Ravine Located on a quiet no through street, just a few minutes from JD Turkey, with Otter Coop & Amenities within a short drive. Easy freeway & Thunderbird Equestrian access