

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1958
Frontage (ft):		Bathrooms:	2	Age:	66
Lot Area: (sq.ft.)	33,976.00	Full Baths:	2	Zoning:	RU-16
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,222.45
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	009-723-277

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	PARCEL E, LOT D, PLAN NWP12672, SECTION 34, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, EXPL PL 17436
Amenities:	
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Marina Nearby,Recreation Nearby,Ski Hill Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 12'6	Main	Laundry	9'1 x 8'10	Bsmt	Office	11'9 x 7'11
Main	Dining Room	11'11 x 15'1	Main	Solarium	19'2 x 13'9	Bsmt	Cold Room	9'9 x 8'3
Main	Office	8'10 x 9'10	Bsmt	Family Room	17' x 23'8			
Main	Kitchen	12'8 x 10'8	Bsmt	Office	11'9 x 7'11			
Main	Patio	11'10 x 10'2	Bsmt	Storage	5'7 x 4'4			
Main	Bedroom	12'5 x 10'5	Bsmt	Utility	10'10 x 12'3			
Main	Bedroom	12'7 x 12'5	Bsmt	Bedroom	11'11 x 9'11			

Finished Floor (Main):	1,463 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,212 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,675 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,675 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Welcome home! Tucked away in the Hatzic Highlands, this charming 3-bedroom home features nearly 2700 square feet of living space on a 33,976 sq. ft. flat lot! Picture summer gatherings in the backyard while children pick Blueberries and Grapes (Concord, Green and Cabernet) from your vines. Lots of parking for RV's, Boats, you name it via your side road access. Your home in the country features updates & upgrades throughout, including newer hardwood flooring, wood and stone countertops & backsplash, oversized windows, a double chef's oven and recessed fridge. Bathrooms feature organic motifs including ceramic tile wood-accent wall decor, combined with vintage metal accents and soaker tubs. MASSIVE rec room in basement offers unrivaled flexibility. OPEN SATURDAY MAY 11 FROM 1-3PM!