

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	29
<b>Lot Area: (Acres)</b>	25.95	<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$8,054.38
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-490-648

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Triple,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains and fields
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 6, PLAN BCP1201, SECTION 18, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Private Setting,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16'0 x 18'0	Main	Laundry	7'9 x 5'4	Below	Mud Room	20'2 x 10'0
Main	Dining Room	12'0 x 12'9	Main	Eating Area	16'6 x 9'9			
Main	Living Room	17'3 x 15'0	Main	Walk-In Closet	12'5 x 8'9			
Main	Kitchen	18'6 x 14'1	Below	Recreation Room	16'9 x 20'1			
Main	Primary Bedroom	23'4 x 20'6	Below	Bedroom	15'1 x 10'2			
Main	Bedroom	13'9 x 12'2	Below	Bedroom	12'9 x 11'1			
Main	Bedroom	12'7 x 17'3	Below	Cold Room	20'6 x 15'1			

<b>Finished Floor (Main):</b>	2,837 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	4	Yes
<b>Finished Floor (Total):</b>	2,837 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	2,435 sqft	<b>Basement:</b>	Unfinished			
<b>Grand Total:</b>	5,272 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Your country OASIS home here by the water and mountains: Private 26 acres of prime fertile farm land with stunning views of mountains and fields. Large rancher home w/basement offers so much for the family: 5 large bedrooms, stunning grand entry with awesome great room, triple garage. Large unfinished basement can be suited easily for a second living space with separate entrance. New roof in September 2023. New hot water tank in June 2023. Shop size 40' x 55'. Barn size: 53' x 64'.