

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1986
Frontage (ft):	167.40	Bathrooms:	5	Age:	38
Lot Area: (Acres)	1.03	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,423.97
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	000-572-047

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	Sandpoint	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Wood	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MT WOODSIDE
Services Connected:	Electricity,Septic,Water
Legal:	LOT 4, PLAN NWP13458, SECTION 19, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 26833
Amenities:	
Site Influences:	Golf Course Dev.,Private Yard,Recreation Nearby,Ski Hill Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford), Chamberlain Property Group (AIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'8	Main	Mud Room	7'8 x 9'6
Main	Kitchen	17'8 x 9'10	Main	Solarium	23'5 x 7'5
Main	Dining Room	20'5 x 9'11	Above	Primary Bedroom	12'8 x 20'2
Main	Family Room	12'8 x 20'2	Above	Bedroom	10'2 x 9'10
Main	Laundry	6'4 x 5'4	Above	Bedroom	10'2 x 9'11
Main	Foyer	6'9 x 4'8	Above	Recreation Room	22'9 x 20'
Main	Bedroom	15' x 7'7			

Finished Floor (Main):	1,675 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,358 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	1	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	3,033 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	4	No
Grand Total:	3,033 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Estate Lot in Harrison Mills area! Room to move around on 1.03 AC. Well maintained 3000+ SF 2 story home features 4 generous bdrms & 4 bthrms. Tons of features. Lock-out bdrm with dedicated entrance. Full size livngrm, dingrm, fmrn & gourmet kitchen on main floor. 2 F/P's, laundry, full width covered veranda creates a very stately look. Upstairs complemented by a 2nd set of stairs, a recrm, 2 secondary bdrms & Primary bdrm. Asphalt driveway out front of property with RV pull outs. Lots of room in the back yard to turn around on a pristine level fully fenced back lot on crushed rock surface, great for families with the toys, or those who wish to build a shop, add a gate for security, then bring the dog. Location 30 min east of Mission, 10 min west of Agassiz. Covered parking for 2 vehicles.