

Depth/Size (ft):	(2.95AC)	Bedrooms:	5	Approx. Year Built:	1960
Frontage (ft):	190.00	Bathrooms:	2	Age:	64
Lot Area: (Acres)	2.95	Full Baths:	2	Zoning:	AG4
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,186.03
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-929-533

Style of Home:	Basement Entry	Parking:	Total: 10 - Covered: 0
Construction:	Concrete,Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,RV Parking Avail.,Tandem Parking
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	Sandpoint	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: PARCEL B, LOT 10, BLOCK 1, PLAN NWP3254, DISTRICT LOT 462, GROUP 1, NEW WESTMINSTER LAND DISTRICT, REF PL 9274

Amenities: None

Site Influences: Private Yard,Recreation Nearby

Features: Clothes Dryer,Clothes Washer,Clothes Washer/Dryer,Dishwasher,Refrigerator,Storage Shed

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 19'8	Main	Bedroom	12'1 x 8'1
Main	Dining Room	10'5 x 15'9	Main	Bedroom	12'1 x 7'8
Main	Kitchen	9'11 x 11'4	Main	Laundry	5'3 x 4'11
Main	Pantry	6'4 x 3'6	Below	Storage	30'5 x 9'8
Main	Primary Bedroom	11'1 x 19'8	Below	Storage	25'2 x 9'8
Main	Bedroom	13'7 x 7'1	Below	Storage	33'7 x 19'8
Main	Bedroom	12'1 x 7'11			

Finished Floor (Main):	1,871 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,871 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,871 sqft	Basement:	Full,Unfinished			
Grand Total:	3,742 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This charming property boasts a newer roof and new flooring, complemented by a gorgeous yard, offering limitless possibilities for outdoor enjoyment. Marvel at the breathtaking westward views and unforgettable sunsets from the vast deck while envisioning the potential for blueberry cultivation in the fertile soil. With extended family space or suites in the unfinished basement, there's ample room for customization—a secondary dwelling. Embrace the rural lifestyle with three flat, cleared acres of land, perfect for farming (space for horses, sheep and chickens) or indulging in your agricultural aspirations and a nice bonus is the property's proximity to a creek flowing into Hatzik Lake.