

Depth/Size (ft):	1374.01	Bedrooms:	2	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	1	Age:	50
Lot Area: (Acres)	10.50	Full Baths:	1	Zoning:	R-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,867.00
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	000-674-893

Style of Home:	1 Storey,Manufactured/Mobile	Parking:	Total: 4
Construction:	Manufactured/Mobile	Covered Parking:	
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Wood	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	LOT 5, PLAN NWP51546, PART NW1/4, SECTION 4, TOWNSHIP 4, RANGE 2, MERIDIAN W7, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 31887
Amenities:	
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Rural Setting,Treed
Features:	Free Stand F/P or Wdstove
Bylaw Restrict:	
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'0 x 9'0			
Main	Kitchen	4'0 x 9'0			
Main	Bedroom	10'0 x 10'0			
Main	Bedroom	10'0 x 9'0			

Finished Floor (Main):	768 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	768 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	768 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Flat & usable 10.50 ACRES, zoning permits two houses on the property, so you can build your dream home or two!!, value in the timber as needed to open up the space, no creeks or water courses to deal with. Let the kids enjoy riding their dirt bikes/quads/or horses. A beautiful parcel of land and far enough away from a busy city life yet still only 20 minutes to downtown mission. For the tree and gardener enthusiast numerous Magnolia and Rhododendrons grace the property for a pop of color amongst the greenery, rustic with potential to do so much. Love nature well Cascade Falls a popular tourist site is at the end of your road so you can picnic, hike or just enjoy the scenery. Hydro lines are present so Right of way in place but more than enough acreage to do what you like on it.