

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):	920.00	Bathrooms:	2	Age:	22
Lot Area: (Acres)	31.00	Full Baths:	2	Zoning:	R
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$875.53
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	028-833-210

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Propane Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Propane Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	Yes
Floor Finish:	Hardwood, Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	Ryder Lake
Services Connected:	Electricity, Septic, Water
Legal:	LOT 1, PLAN EPP14164, SECTION 10, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, & SEC 15
Amenities:	
Site Influences:	Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 13'1	Main	Bedroom	10'1 x 9'9
Main	Dining Room	18'9 x 13'	Main	Laundry	9'8 x 9'8
Main	Kitchen	13'8 x 13'6	Main	Foyer	4'9 x 12'9
Main	Eating Area	8'10 x 8'9			
Main	Primary Bedroom	15'8 x 12'9			
Main	Walk-In Closet	5'10 x 6'7			
Main	Bedroom	11'6 x 10'9			

Finished Floor (Main):	1,779 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,779 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,779 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

The perfect serene setting for this lovely 1779 sqft 3 bedrooms, 2 bath, ranch style home with 940 sqft garage and gorgeous covered front deck with natural wood posts and beams that match the covered BBQ & pizza oven hut and the hot tub structure in the backyard. Inside you will find wide plank flooring throughout, large open kitchen & dining room with gas fireplace, maple cabinets, pantry and island. 31.38 acres comes with 3 stall horse barn, riding ring, ATV or horse riding trails throughout the property, a greenhouse for the horticulturist in the family and a 20' x 20' cabin for the outdoor camping experience. Fabulous views of Elk Mountain.