

<b>Depth/Size (ft):</b>	729.3	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	546.00	<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area: (Acres)</b>	9.50	<b>Full Baths:</b>	2	<b>Zoning:</b>	ALR
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,589.55
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-131-306

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Propane Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Propane Gas,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Water and Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	DEROCHE
<b>Services Connected:</b>	Electricity,Septic,Water
<b>Legal:</b>	LOT 2 SECTION 31 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN 4699
<b>Amenities:</b>	
<b>Site Influences:</b>	Private Setting,Rural Setting,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Garage Door Opener,Hot Tub Spa/Swirlpool,Satellite Dish,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Preferred Realty, Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'9 x 13'3	Main	Bedroom	11'11 x 9'9	Bsmt	Solarium	25'11 x 10'4
Main	Foyer	6'3 x 5'6	Main	Walk-In Closet	6'4 x 4'8			
Main	Family Room	11'4 x 12'1	Main	Bedroom	9'11 x 9'9			
Main	Dining Room	7'6 x 9'9	Bsmt	Storage	18'6 x 13'3			
Main	Kitchen	9'2 x 7'10	Bsmt	Cold Room	9'10 x 14'3			
Main	Laundry	10'10 x 6'1	Bsmt	Games Room	29'11 x 28'11			
Main	Primary Bedroom	14'10 x 13'8	Bsmt	Storage	28'9 x 13'5			

<b>Finished Floor (Main):</b>	1,842 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,842 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	1,850 sqft	<b>Basement:</b>	Full,Unfinished			
<b>Grand Total:</b>	3,692 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Located in the most picturesque area of the Fraser Valley you will find this sprawling waterfront rancher on 9.5 Acres of flat, fertile agriculture property. Enjoy tranquil water and majestic mountain views from every room of this well designed farm home. Huge unfinished walkout basement with solarium awaits your ideas. Great opportunity to establish an equestrian centre, event venue, hobby farm or just relax and live the peaceful country lifestyle with canoeing, fishing and kayaking at your doorstep. Grounds boast established fruit and nut trees, grapevines, garden beds, a greenhouse and chicken coop. Relax on the massive 460 sq ft deck and soak in the breathtaking views. This rarely available acreage is truly a rural paradise! Short drive to Mission or Deroche.