

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	3	Age:	41
Lot Area: (Acres)	3.63	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,715.90
Rear Yard Exp:	North			For Tax Year:	2022
View:	No			P.I.D.:	003-744-396

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 29, PLAN NWP66127, PART SE1/4, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn
Site Influences:	Cul-de-Sac,Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'3 x 12'10	Above	Bedroom	12'11 x 9'11
Main	Dining Room	14'1 x 11'5	Above	Bedroom	16'4 x 9'11
Main	Kitchen	11'5 x 8'10	Above	Games Room	21'5 x 19'6
Main	Eating Area	9'11 x 8'4			
Main	Family Room	16'10 x 11'00			
Main	Laundry	9'11 x 8'4			
Above	Primary Bedroom	15'11 x 11'3			

Finished Floor (Main):	1,138 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,379 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	5	No
Finished Floor (Total):	2,517 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,517 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

No Horsing Around-this is a great horse property! This Cape Cod style home sits on 3.63 acres, on city water. Impressive barn is 2023 sq.ft., including the spacious loft, 4 generous stalls with adjoining runs, tack/feed room and work area, reroofed in 2018 by Penfolds. The outdoor dressage size riding arena has been freshly resurfaced. Turnout pasture has a 20x16 loafing shed. Separate farm road. There are numerous outbuildings including a 20x20 chicken house, 20x20 storage/workshop and 21x12'9 greenhouse. The house is 2517 sq.ft., pretty original inside but offers very generous rooms, gas fireplace in living room, formal dining room, large family room on the main, plus 3 bedrooms and games room upstairs. Close to town, riding trails, schools-this one is special! SEE VIRTUAL TOUR!