

Depth/Size (ft):	505.91(2.50AC)	Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	214.90	Bathrooms:	4	Age:	45
Lot Area: (Acres)	2.50	Full Baths:	4	Zoning:	SR-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$9,129.34
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	006-178-031

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Rees Lake

Mgmt. Company:

Complex / Subdiv: Rees Lake

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: PARCEL "A" (EXPLANATORY PLAN 56358) LOT 20 SECTION 23 TOWNSHIP 7 NEWWESTMINSTER DISTRICT PLAN 47437

Amenities: Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Storage,Workshop Detached

Site Influences: Central Location,Golf Course Nearby,Greenbelt,Private Yard,Shopping Nearby,Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Homeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'2	Main	Foyer	6'4 x 4'3
Main	Dining Room	14'2 x 10'5	Main	Laundry	14'8 x 9'5
Main	Kitchen	14'7 x 13'11	Main	Storage	8'5 x 6'11
Main	Eating Area	12'10 x 8'3	Main	Living Room	12'7 x 12'
Main	Family Room	12'11 x 10'8	Main	Kitchen	11'7 x 11'5
Main	Primary Bedroom	18'9 x 14'8	Main	Bedroom	11'5 x 9'6
Main	Bedroom	14'4 x 9'10			

Finished Floor (Main):	2,674 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	2,674 sqft	Crawl/Bsmt Height:		Main	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,674 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

RARE FIND! INCREDIBLE WATERFRONT ESTATE PROPERTY ON BEAUTIFUL REES LAKE! ENJOY PICTURESQUE VIEWS & VACATION AT HOME! Paddle, swim, fish or relax on your private sandy beach & trout stocked lake in a neighborhood of exclusive homes. Spectacular setting - 2.5 acres with one of the longest frontages at 215 ft on 28th Ave & one of the longest shorelines. Build your custom dream home or renovate the spacious 3 bedrm, 4 bathrm rancher w/plenty of room including a sep living area, perfect for extended family or guests. Relax on the expansive deck overlooking the inground pool & lake or work on hobbies in one of the workshops. 27' deep attached garage, sep 28x21 & 19x17 workshops & 24x11 RV storage. A must-see property offering a unique blend of a tranquil serene setting & incredible lifestyle.