

Depth/Size (ft):	115.00	Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	35.00	Bathrooms:	2	Age:	32
Lot Area: (sq.ft.)	8,232.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,997.96
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	017-793-866

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

View:	Yes : Mt. Cheam
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, PLAN LMP4604, DISTRICT LOT 19, GROUP 1, YALE DIV OF YALE LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 15'6	Main	Office	9'1 x 8'3
Main	Kitchen	13' x 12'3	Main	Family Room	24'1 x 8'3
Main	Dining Room	13' x 7'11			
Main	Eating Area	10'3 x 12'1			
Main	Primary Bedroom	13'4 x 14'11			
Main	Bedroom	9'6 x 11'3			
Main	Bedroom	9'4 x 11'5			

Finished Floor (Main):	1,719 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,719 sqft	Crawl/Bsmt Height:	3'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,719 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

SUNNY VIEWS OF MT CHEAM! This 3 Bed 2 bath rancher in Agassiz is exactly what you are looking for. Great flow and open concept from kitchen to dining to living room. Special features of this home include a massive ensuite w/ Jetted Jacuzzi, enclosed patio, A/C, natural gas hookup for your BBQ and more! Central vacuum, cozy natural gas fireplace, Double-car garage + Lots of parking for your boat/RV. Covered patio out back plus relaxing hot tub! Shopping and Hardware store within walking distance. Currently on well water but city water available at the road. Quiet street in a great neighbourhood. Only 10min to Harrison Hot Springs and 8 min to Hwy 1 Popkum. Discover why Agassiz is a great place to call home.