

<b>Depth/Size (ft):</b>	9.92AC	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	331.36	<b>Bathrooms:</b>	3	<b>Age:</b>	54
<b>Lot Area: (Acres)</b>	9.92	<b>Full Baths:</b>	3	<b>Zoning:</b>	A-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,256.51
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-005-335

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Other	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	LOT 4, PLAN NWP3879, PART S1/2, SECTION 16, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Barn,Garden,Storage
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 18'5"	Bsmt	Kitchen	9' x 14'10"
Main	Kitchen	9'2 x 18'5"	Bsmt	Dining Room	10'1 x 14'10"
Main	Primary Bedroom	11' x 11'4"	Bsmt	Pantry	3'3 x 9'6"
Main	Bedroom	10'7 x 12'2"	Bsmt	Bedroom	10'6 x 11'
Main	Bedroom	11' x 9'	Bsmt	Bedroom	10'1 x 14'10"
Main	Dining Room	10'3 x 15'4"			
Bsmt	Living Room	12'7 x 18'			

<b>Finished Floor (Main):</b>	1,254 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	1,254 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other,Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,508 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>				
<b>Grand Total:</b>	2,508 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

9.92 ACRES Blueberry Farm on North Side of Hwy 1 on Bradner Rd. WITH GREAT VIEWS OF MOUNTAINS!! This farm has a large clean home with 3 bedrooms and 2 bath up and 2 bedroom suite, complete with a summer kitchen, detached office to use as a cottage for guests, and a pad for a mobile home or RV ready to go with its own septic and power hook up. The farm has a large pond for irrigation. The land is all flat with approx 7 acres of blueberries (DUKE AND BLUECROP). Nice storage shed for your toys 17x29, 7'6x18 and 7'6x10'5.