

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1969
<b>Frontage (ft):</b>	53.00	<b>Bathrooms:</b>	2	<b>Age:</b>	55
<b>Lot Area: (sq.ft.)</b>	13,295.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,249.79
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	009-288-686

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : MOUNTAINS, CITY AND RIVER VIEW

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 2, BLK 147, NWD PLAN 23003

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Living Room	20'5 x 12'4	<b>Above</b>	Bedroom	12'2 x 9'	<b>Main</b>	Laundry	8'4 x 4'7
<b>Above</b>	Dining Room	12'5 x 12'4	<b>Main</b>	Foyer	8'3 x 6'7	<b>Main</b>	Flex Room	18'10 x 12'4
<b>Above</b>	Kitchen	14'1 x 8'7	<b>Main</b>	Living Room	11'10 x 11'3			
<b>Above</b>	Eating Area	8'7 x 7'3	<b>Main</b>	Dining Room	11'10 x 10'3			
<b>Above</b>	Flex Room	25'1 x 7'5	<b>Main</b>	Primary Bedroom	13' x 11'10			
<b>Above</b>	Primary Bedroom	12'11 x 12'4	<b>Main</b>	Bedroom	10'2 x 9'			
<b>Above</b>	Bedroom	10'7 x 9'	<b>Main</b>	Kitchen	8'2 x 6'9			

<b>Finished Floor (Main):</b>	1,363 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,440 sqft	<b># Of Kitchens:</b>	2	Above	4	No
<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>	Legal Suite			
<b>Finished Floor (Total):</b>	2,803 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,803 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

SHOW STOPPER PROPERTY AWAITS YOU! Starting here with a rare massive 13,295 sqft lot with amazing view of River, Mountain and City, creating an impressive backdrop for the private 1000 sqft+ deck ideal for entertaining, relaxing & enjoying sunsets with friends & family. The gorgeous yard features mature trees, shrubs & awesome layout. Continues on into this large family friendly 2800 sq ft+ home that boast a bright 3 bedrooms up / 2 bedroom suite with no stairs down (ideal for extended family or mortgage helper) some updates required. It inc added flex space up & down to suit your personal needs, Media Room, Gym, Art Studio or Home Office you choose! Great area and driving access & future build site.