

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1932
<b>Frontage (ft):</b>	315.00	<b>Bathrooms:</b>	1	<b>Age:</b>	92
<b>Lot Area: (Acres)</b>	2.68	<b>Full Baths:</b>	1	<b>Zoning:</b>	RR-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,776.93
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-092-308

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 20 - Covered: 8
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	8
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Propane Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Nicomen Slough
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	LOT 1, PLAN NWP68908, SECTION 8, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Private Yard,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 13'5	Main	Bedroom	8'10 x 10'11
Main	Family Room	12'1 x 11'0	Bsmt	Laundry	13'5 x 20'8
Main	Kitchen	6'8 x 12'5	Bsmt	Storage	19'1 x 12'4
Main	Eating Area	7'6 x 7'0	Bsmt	Storage	11'7 x 10'9
Main	Primary Bedroom	12'1 x 9'9	Bsmt	Storage	18'10 x 18'10
Main	Walk-In Closet	6'10 x 6'9	Bsmt	Storage	11'6 x 15'8
Main	Bedroom	8'10 x 10'11	Bsmt	Bedroom	10'7 x 9'11

<b>Finished Floor (Main):</b>	1,424 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,424 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	1,424 sqft	<b>Basement:</b>	Full,Unfinished			
<b>Grand Total:</b>	2,848 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

This lovely gated property spans 2.68 acres and offers stunning views. The 2,848 sq-ft home with an unfinished basement allows for customization. There's plenty of parking and a huge 1,785 sq-ft wired, heated shop with 12'3" ceilings. Enjoy beautiful sunsets and views from the walk-out patio. With potential second road access, there's great opportunities here. It's a must see!