

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1954
<b>Frontage (ft):</b>	101.00	<b>Bathrooms:</b>	2	<b>Age:</b>	70
<b>Lot Area: (sq.ft.)</b>	12,120.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,479.61
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	009-906-223

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 1, PLAN NWP13966, SECTION 5, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, (L94293)
<b>Amenities:</b>	None
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'4 x 7'4	Bsmt	Family Room	10'6 x 10'5
Main	Dining Room	17'1 x 9'10	Bsmt	Bedroom	14'7 x 10'2
Main	Living Room	15'7 x 11'8	Bsmt	Laundry	16'2 x 10'7
Main	Primary Bedroom	12'5 x 11'1			
Main	Bedroom	10'9 x 11'1			
Main	Foyer	4' x 3'1			
Bsmt	Recreation Room	16'7 x 10'9			

<b>Finished Floor (Main):</b>	1,009 sqft	<b># Of Rooms:</b>	10	<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	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	842 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,851 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	1,851 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Beautiful 3bed/2bath country home on 12,000+ square foot lot w/31'x31' detached Shop w/14' ceilings! This wonderful property offers complete privacy, surrounded by mature landscaping and 8+ cedars, 30' RV parking w/ sani dump, two road frontages, each w/ their own driveway. The pride of ownership shows throughout, upstairs offers a large kitchen & dining area. West facing living room w/ ample windows & hardwood floors. Downstairs has another bed & separate entrance for a potential in-law suite. Covered deck w/ N/G BBQ hookup. All this plus a dream 31'x31' shop w/ a mezzanine 20'x31' on the one side for storage and 14' ceilings on the other for a hoist. Shop offers 240V plug for welder as well as N/G furnace for heat. A rural, quiet neighbourhood, less than ten minutes from all amenities.