

Depth/Size (ft):	97.9	Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	127.60	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	12,196.00	Full Baths:	2	Zoning:	A2
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,013.33
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-439-941

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	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 : Mtn & Valley
Mgmt. Company:	
Complex / Subdiv:	Sumas Prairie
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT "A" DISTRICT LOT 212 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 20874
Amenities:	
Site Influences:	Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	29'4 x 19'	Main	Primary Bedroom	15' x 14'0
Main	Kitchen	12'0 x 11'6	Main	Bedroom	17'0 x 12'0
Main	Laundry	10'0 x 6'0	Main	Bedroom	14' x 11'
Main	Mud Room	11'8 x 7'6	Main	Bedroom	11' x 11'
Main	Foyer	8' x 5'10	Main	Storage	15'7 x 4'8
			Main	Porch (enclosed)	28' x 12'

Finished Floor (Main):	2,307 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,307 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,307 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautiful well cared for sprawling rancher on over 12,000 sf lot in a picturesque setting in the country. Many updates done by carpenter/owner that have lived here for over 20 years. Very open floor plan with huge great room, 4 bedrooms and 2 full baths plus a fully fenced pet friendly yard. 12 X 24' Workshop/Mancave in the backyard. All this located on a quiet street in Sumas Prairie, close to Sumas Mtn Elementary, 3 min to Costco, 5 min to Walmart and Home Depot.