

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	650.00	<b>Bathrooms:</b>	6	<b>Age:</b>	34
<b>Lot Area: (Acres)</b>	33.18	<b>Full Baths:</b>	5	<b>Zoning:</b>	AL
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,235.60
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	004-202-783

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 20 - Covered: 10
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	10
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Propane Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Propane Gas,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	0.00
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 1, PLAN NWP25837, SECTION 6, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 38254, & EXC PL 47265
<b>Amenities:</b>	Barn,Garden,Guest Suite,In Suite Laundry,Storage,Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Rural Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'7	Main	Bedroom	12' x 12'
Main	Dining Room	12' x 15'6	Main	Den	8' x 8'5
Main	Eating Area	10' x 15'	Main	Bedroom	10' x 10'
Main	Kitchen	13' x 15'	Main	Bedroom	10' x 11'
Main	Great Room	15' x 20'	Main	Bedroom	11' x 11'
Main	Primary Bedroom	16' x 17'	Main	Bedroom	10' x 10'
Main	Bedroom	11'8 x 12'	Main	Bedroom	10' x 10'

<b>Finished Floor (Main):</b>	2,910 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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	3	No
<b>Finished Floor (Total):</b>	2,910 sqft	<b>Crawl/Bsmt Height:</b>		Main	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Main	4	No
<b>Grand Total:</b>	2,910 sqft	<b>Beds In Bsmt:</b>	0 / 8			
		<b># Of Pets:</b>				

Welcome to your dream farm oasis! This stunning 33-acre property boasts a gorgeous 3 bedroom, 3 bathroom rancher with all the modern amenities you could want. The home features a spacious open concept living area, perfect for entertaining family and friends.The Kitchen boasts an open concept with natural light flooding every corner and plenty of storage.The master suite boasts a luxurious ensuite bathroom and a walk-in closet. In addition to the main house, this property also includes a charming 1 bedroom, 1 bathroom manufactured home that's perfect for guests or as rental income. Don't miss your chance to own this one-of-a-kind farm oasis!