

Depth/Size (ft):	326.8(5.04AC)	Bedrooms:	3	Approx. Year Built:	1903
Frontage (ft):	122.70	Bathrooms:	3	Age:	121
Lot Area: (Acres)	5.04	Full Baths:	3	Zoning:	RU-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,148.77
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	009-381-554

Style of Home:	2 Storey	Parking:	Total: 12 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MURRAYVILLE
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 1 SECTION 30 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 10760
Amenities:	Barn,Garden,Storage,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, B.C. Farm & Ranch Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 13'3	Above	Primary Bedroom	15'5 x 15'1
Main	Dining Room	13'10 x 13'5	Above	Bedroom	14'8 x 11'7
Main	Kitchen	16'1 x 11'6	Above	Bedroom	14'8 x 13'7
Main	Family Room	15'4 x 15'2			
Main	Gym	16'1 x 15'2			
Main	Foyer	10'3 x 4'9			
Main	Laundry	13'5 x 5'11			

Finished Floor (Main):	1,803 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	935 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	2,738 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,738 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Stunning Updated Victorian Country Charmer - Private park-like 5 acre Estate. Minutes to historic Murrayville & town. Featured in Canadian Home & Country this elegant home has exceptional architectural details. Water house farm has everything you are looking for. Gorgeous open plan with spectacular gourmet kitchen, large rooms, primary bedrm w/balcony for coffee & an incredible spa like ensuite, Huge covered outdoor living area. 16X12 workshop. 48x36 barn, six - 12x12 stalls, hot & cold water, in & outs, heated tack rm, wash bay, well lit Olympic Size Riding Ring & a smaller sand ring. Expansive Pastures, well drained paddocks, trees & trails training course & fruit trees. Regulations allow main home w/a legal suite + 2nd home or couch-house(plans available) & parking 3 commercial trucks.