

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area (sq.ft.):</b>	14,520.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,203.00
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-675-280

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 12
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	12
<b>Exterior:</b>	Stone,Vinyl	<b>Parking Access:</b>	Rear,Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass,Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Storm Sewer
<b>Legal:</b>	LOT 18, PLAN NWP33602, PART SE1/4, SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Cleared,Private Setting,Private Yard,Rural Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'	Above	Primary Bedroom	13' x 18'	Bsmt	Storage	10' x 13'
Main	Eating Area	9' x 10'	Above	Walk-In Closet	9' x 5'	Bsmt	Storage	15' x 11'
Main	Living Room	16' x 15'	Above	Bedroom	10' x 11'	Bsmt	Storage	15' x 33'
Main	Dining Room	10' x 13'	Above	Bedroom	12' x 11'	Bsmt	Utility	20' x 9'
Main	Foyer	7' x 5'	Above	Bedroom	11' x 9'			
Main	Family Room	15' x 11'						
Main	Bedroom	10' x 10'						

<b>Finished Floor (Main):</b>	1,314 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,186 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,307 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,807 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Unfinished			
<b>Grand Total:</b>	3,807 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Murrayville outskirts- .33 acre, 2 storey on unfinished basement, ready for 3 bedroom suite with private entry. 2 car garage and 2 car double-wide garage within detached shop. This beautifully kept home features, hardwood floors on main, big kitchen opening onto living room, dining room, and partially covered patio with west exposure. 4 bedrooms up with laundry up. Custom floor plan with lovely flow. Basement is unfinished, intended to be a 2-3 bedroom suite. Long drive way with lots of room for the Class A motorhome and boat. Detached double-wide garage /shop is 36x22 with storage-loft 37x11. RU-1 Zoning, Beautiful as it is useful, there's room for cars, and XL family, gorgeous setting, shows A+