

Depth/Size (ft):	191.5(2.40AC)	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	169.62	Bathrooms:	3	Age:	47
Lot Area: (Acres)	2.40	Full Baths:	2	Zoning:	SR-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,261.00
Rear Yard Exp:	South			For Tax Year:	2022
View:	No			P.I.D.:	007-186-975

Style of Home:	4 Level Split	Parking:	Total: 2 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Mixed	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fernridge
Services Connected:	Electricity,Natural Gas
Legal:	LOT 23, PLAN NWP35623, PART SW1/4, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 11'4	Above	Bedroom	12'0 x 11'0	Below	Workshop	30' x 24'6
Main	Nook	11'4 x 7'6	Above	Bedroom	12'0 x 11'0			
Main	Utility	11'4 x 7'0	Below	Recreation Room	29'4 x 15'6			
Main	Living Room	19'0 x 13'4	Below	Bedroom	12'6 x 11'2			
Main	Dining Room	12'0 x 11'0						
Above	Primary Bedroom	14'0 x 12'0						

Finished Floor (Main):	1,658 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	1,590 sqft	# Of Levels:	4	Abv Main 2	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	3,248 sqft	Crawl/Bsmt Height:	3'	Above		No
Unfinished Floor:	0 sqft	Basement:	Crawl	Above		No
Grand Total:	3,248 sqft	Beds In Bsmt:	0 / 4	Below		No
		# Of Pets:				

Large dynamic land assembly with 2.4 acres and custom 3248 sq. ft. home. Surrounding properties also for sale future SF-3 Zoning is open to innovative housing ideas with bonus density that provides for higher density. New 27 Avenue subdivision from 200th street to 204 Street with all services at the street. Part of the Brookwood Fernridge Neighbourhood Plan. Please review the Neighbourhood plan to confirm. Note photo-5 is an example rendering only.