

Depth/Size (ft):	191.6(2.45AC)	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	169.62	Bathrooms:	3	Age:	51
Lot Area: (Acres)	2.45	Full Baths:	3	Zoning:	SR-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,190.00
Rear Yard Exp:	South			For Tax Year:	2022
View:	No			P.I.D.:	007-186-959

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	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,Septic
Legal:	LOT 22, PLAN NWP35623, PART SW1/4, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 42493, CSA#40205
Amenities:	
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 12'9"	Above	Bedroom	12'6" x 9'
Main	Utility	13' x 5'	Above	Bedroom	10' x 9'6"
Main	Living Room	15' x 12'9"	Main	Kitchen	12'6" x 10'0"
Main	Dining Room	19' x 12'9"	Main	Living Room	12'6" x 10'6"
Main	Family Room	17'6" x 9'	Main	Walk-In Closet	3' x 10'
Main	Bedroom	8' x 15'8"			
Above	Primary Bedroom	20' x 10'			

Finished Floor (Main):	1,691 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	688 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,379 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	400 sqft	Basement:	Separate Entry,Unfinished			
Grand Total:	2,779 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Large dynamic land assembly with 2.4 acres and custom 2379 sq. ft. home with a 1050 sq ft mobile 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 Fernridge Neighbourhood Plan to confirm. Photo-5 is an example rendering only.