

<b>Depth/Size (ft):</b>	670(5AC)	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	325.00	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	A-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,290.26
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-129-871

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Forest
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 4, PLAN NWP41296, PART SE1/4, SECTION 36, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Pool; Outdoor
<b>Site Influences:</b>	Private Setting,Recreation Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Swimming Pool Equip.
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 21'6"	Bsmt	Bedroom	13'6" x 13'6"	Abv Main 2	Living Room	11' x 15'
Main	Dining Room	12' x 18'	Bsmt	Laundry	6' x 14'	Abv Main 2	Kitchen	11' x 17'
Main	Kitchen	10' x 18'	Bsmt	Hobby Room	13' x 8'	Abv Main 2	Eating Area	7'6" x 12'
Main	Primary Bedroom	15' x 15'	Bsmt	Recreation Room	12' x 18'6"	Abv Main 2	Bedroom	10'6" x 11'6"
Main	Bedroom	12' x 13'	Bsmt	Bedroom	13' x 17'4"	Abv Main 2	Bedroom	9' x 11'6"
Main	Bedroom	8'4" x 11'6"	Bsmt	Office	8'6" x 15'5"	Abv Main 2	Storage	3' x 10'
Main	Den	9'7" x 13'6"	Bsmt	Cold Room	4' x 14'	Below	Storage	11'6" x 22'

<b>Finished Floor (Main):</b>	1,986 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,716 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	3,702 sqft	<b>Crawl/Bsmt Height:</b>		Below		No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,702 sqft	<b>Beds In Bsmt:</b>	2 / 7			
		<b># Of Pets:</b>				

PRIVATE RETREAT on 5 parklike acres just minute to schools, shopping and the #1 highway. Rancher with a W/O basement. Some of the updates include solid Hardwood floors on the main level, hot water on demand, vinyl windows, furnace, bathrooms and pex piping. An inground pool and wrap around covered deck. The property has a 42' by 22' detached shop with accommodation above.

