

<b>Depth/Size (ft):</b>	(5AC)	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	10
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$9,356.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	000-525-511

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity

**Legal:** LOT 3, PLAN NWP34568, PART SE1/4, SECTION 9, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Performance Power Play Realty, Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	13' x 15'			
Above	Great Room	48' x 15'			
Above	Bedroom	24' x 10'			
Above	Bedroom	16' x 11'			
Above	Bedroom	14' x 17'			
Above	Bedroom	17' x 17'			

<b>Finished Floor (Main):</b>	3,100 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	3	No
<b>Finished Floor (Total):</b>	3,100 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	2,300 sqft	<b>Basement:</b>	Full,Partly Finished			
<b>Grand Total:</b>	5,400 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

A handyman's dream! 5 acres with 2500 sqft, wired lofted shop. Plenty of room for all your projects. Renovations in progress. the upper floor is almost complete. The lower floor is in progress.