

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	1,530.00	<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area: (Acres)</b>	8.15	<b>Full Baths:</b>	2	<b>Zoning:</b>	A/RR1
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,626.93
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-840-952

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric, Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(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

<b>View:</b>	Yes : Mount Cheam
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Septic, Water
<b>Legal:</b>	LOT 1, PLAN BCP25869, SECTION 24, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'8 x 8'0	Main	Bedroom	12'5 x 11'2
Main	Storage	4'8 x 7'11	Main	Bedroom	12'5 x 11'2
Main	Kitchen	10'8 x 12'8	Main	Laundry	8'10 x 9'10
Main	Dining Room	16'9 x 17'7	Main	Utility	6'9 x 6'0
Main	Living Room	16'9 x 17'5			
Main	Primary Bedroom	18'10 x 23'1			
Main	Walk-In Closet	5'7 x 5'2			

<b>Finished Floor (Main):</b>	2,358 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,358 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl, Unfinished			
<b>Grand Total:</b>	2,358 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Acreage and custom built rancher with unparalleled views of Mount Cheam! 8.15 acres in the ALR has plenty of space for all your animals and toys. Property includes 25x31 detached garage, 80x180 riding ring, 12 in-and-out paddocks, 3 in-and-out pony paddocks, 1.5 acres of fenced & cross fenced grazing land, and a second driveway for commercial purposes. Also nearby are 4km of trails through fields for horse riding. A 2015 built rancher offers 3 beds, 2 baths, 5' crawlspace for storage, and a huge wrap around deck. Includes in floor radiant heating, 6" wide, 39' deep well with estimated 150 GPM output, septic installed in 2015, and natural gas at property line. Only a short 10 minutes to Harrison Hot Springs and 20 minutes to downtown Chilliwack. Come check this beauty out before it's gone!