

<b>Depth/Size (ft):</b>	655.2	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	326.50	<b>Bathrooms:</b>	4	<b>Age:</b>	25
<b>Lot Area: (Acres)</b>	6.30	<b>Full Baths:</b>	4	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,383.13
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-144-861

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 1, PLAN EPP98469, SECTION 1, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Greenbelt,Paved Road,Private Setting,Private Yard,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Range Top,Refrigerator
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'9 x 14'6	Above	Walk-In Closet	9'4 x 8'	Bsmt	Games Room	15'8 x 18'11
Main	Family Room	14'6 x 14'6	Above	Bedroom	12'6 x 12'1			
Main	Dining Room	10'11 x 17'10	Above	Bedroom	12'4 x 12'10			
Main	Living Room	14'8 x 18'3	Above	Bedroom	11'2 x 11'4			
Main	Den	9'10 x 9'8	Above	Bedroom	10'11 x 13'2			
Main	Laundry	6'4 x 9'8	Bsmt	Recreation Room	15'2 x 33'3			
Above	Primary Bedroom	17' x 14'10	Bsmt	Media Room	11'3 x 19'3			

<b>Finished Floor (Main):</b>	1,797 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,390 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,589 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	4,776 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	4,776 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

POTENTIAL TWO LOT SUB-DIVISION. Enjoy the country life surrounded by nature with room for the entire family. This spacious well maintained home offers 5 bedrooms upstairs, a den on the main floor, and a full basement that could allow for a nanny suite. Situated on 6 plus acres, minutes from hiking & dirt bike/horse/mountain bike trails, lakes, rivers, & fishing. 55 min drive to Vancouver, or hop on the West Coast Express. Enjoy the hot tub on the lower patio, and outdoor shower, surrounded by nature. The second lot would have a panhandle driveway to the back of the property, you could build a new home, and keep the existing home. Quiet dead end road, current zoning allows for a duplex and cottage. Call today!