

Depth/Size (ft):	1284 (19.49AC)	Bedrooms:	6	Approx. Year Built:	2010
Frontage (ft):	670.00	Bathrooms:	5	Age:	14
Lot Area: (Acres)	19.49	Full Baths:	4	Zoning:	RU-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,698.27
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	013-291-751

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: PLAN NWP38108, PART W1/2 OF E1/2 OF S1/2 OF SW1/4, SECTION 11, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 10'9	Main	Foyer	7'2 x 3'5	Below	Living Room	14'6 x 10'11
Main	Dining Room	14'7 x 11'7	Main	Primary Bedroom	18'11 x 13'11	Below	Dining Room	15'6 x 15'2
Main	Kitchen	13'6 x 11'4	Main	Walk-In Closet	7'0 x 5'8	Below	Kitchen	13'8 x 13'7
Main	Eating Area	9'10 x 8'10	Above	Bedroom	13'4 x 12'9	Below	Eating Area	10'0 x 9'0
Main	Family Room	21'0 x 15'8	Above	Bedroom	14'3 x 11'3	Below	Recreation Room	21'2 x 15'1
Main	Media Room	21'11 x 19'11	Above	Bedroom	14'5 x 10'11	Below	Primary Bedroom	19'5 x 14'0
Main	Laundry	5'9 x 5'4	Above	Bedroom	13'6 x 10'11	Below	Walk-In Closet	7'4 x 5'9

Finished Floor (Main):	2,084 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	951 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,726 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	4,761 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	4	Yes
Grand Total:	4,761 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

19.49 Acre Private Parklike / Multi Purpose Income Producing property /Ideal for Equestrian or Business or Gated Facility / On Campbell Valley Riding Trail / 2 Road Frontages: 8 Ave & 10 Ave / RU 2 Zoning: allows a dog kennel / Near 5,000 sq ft Georgian Style Home: 2 Master Bedrooms, 2 Kitchens, 2 Laundry Sets / Indoor Sand Riding Arena: 170' x 70' / Drive Through Hay Barn: 47 stalls, w/Tack Room / Machine Shop: 32' x 32' / Workshop: 56' x 44' w/ bathroom & loft, can be a large office /Farm status for low tax