

<b>Depth/Size (ft):</b>	153.5	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	68.76	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	16,432.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RR2
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$2,609.23
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-028-030

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 10 - Covered: 5
<b>Construction:</b>	Frame - Metal	<b>Covered Parking:</b>	5
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Propane Gas	<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>	Yes
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	KILBY
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	LOT B, PLAN NWP14936, SECTION 22, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Golf Course Nearby,Marina Nearby,Paved Road,Recreation Nearby,Rural Setting
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 13'1	Bsmt	Bedroom	13'7 x 12'11
Main	Dining Room	13'3 x 13'	Bsmt	Mud Room	17'7 x 10'1
Main	Living Room	19'7 x 13'	Bsmt	Utility	8'4 x 13'4
Main	Primary Bedroom	13'1 x 15'3	Bsmt	Foyer	7'9 x 6'7
Main	Bedroom	13' x 15'2			
Main	Laundry	8'6 x 11'9			
Bsmt	Recreation Room	17'6 x 28'8			

<b>Finished Floor (Main):</b>	1,485 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	1,074 sqft	<b>Suite:</b>	None	Bsmt	2	No
<b>Finished Floor (Total):</b>	2,559 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,559 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

First time offered for sale. This is your opportunity to own a very SOLID 2500sqft+ Home with 23'x52' DETACHED SHOP and 12'x38' RV Cover. Located just a short walk from Kilby Beach, bring your Kayaks, boat and RV and enjoy the quiet rural lifestyle with over 1/3 of an acre of property with all the room for ALL your toys. This 3 bedroom(4 bed if you convert the Laundry) is perfect for all your family needs, with very spacious living, dining and kitchen,2(possibly 3)beds, full bath and 2 piece en suite upstairs.1 bed, Large rec room with Wet bar and powder room downstairs with separate entrance for any future accommodation. This is a very well maintained home and property with incredible future potential. Don't miss out on this opportunity to enjoy your perfect piece of paradise. Call NOW