

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1958
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	66
<b>Lot Area: (sq.ft.)</b>	33,976.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-16
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,222.45
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	009-723-277

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	PARCEL E, LOT D, PLAN NWP12672, SECTION 34, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, EXPL PL 17436
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Greenbelt,Marina Nearby,Recreation Nearby,Ski Hill Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 12'6	Main	Laundry	9'1 x 8'10	Bsmt	Office	11'9 x 7'11
Main	Dining Room	11'11 x 15'1	Main	Solarium	19'2 x 13'9	Bsmt	Cold Room	9'9 x 8'3
Main	Office	8'10 x 9'10	Bsmt	Family Room	17' x 23'8			
Main	Kitchen	12'8 x 10'8	Bsmt	Office	11'9 x 7'11			
Main	Patio	11'10 x 10'2	Bsmt	Storage	5'7 x 4'4			
Main	Bedroom	12'5 x 10'5	Bsmt	Utility	10'10 x 12'3			
Main	Bedroom	12'7 x 12'5	Bsmt	Bedroom	11'11 x 9'11			

<b>Finished Floor (Main):</b>	1,463 sqft	<b># Of Rooms:</b>	16	<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	No
<b>Finished Floor (Below):</b>	1,212 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,675 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,675 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Welcome home! Tucked away in the Hatzic Highlands, this charming 3-bedroom home features nearly 2700 square feet of living space on a 33,976 sq. ft. flat lot! Picture summer gatherings in the backyard while children pick Blueberries and Grapes from the vine Lots of parking for RV's, Boats, you name it via your side road access. Your home in the country features updates & upgrades throughout, including newer hardwood flooring, wood and stone countertops & backsplash, oversized windows, a double chef's oven and recessed fridge. Bathrooms feature organic motifs including ceramic tile wood-accent wall decor, combined with vintage metal accents and soaker tubs. MASSIVE rec room in basement offers unrivaled flexibility. Priced BELOW assessment!