

Depth/Size (ft):	506.94	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	266.72	Bathrooms:	2	Age:	52
Lot Area: (Acres)	2.71	Full Baths:	1	Zoning:	RU-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,417.06
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	012-051-233

Style of Home:	1 Storey	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport & Garage,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Other	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No : Mountains
Mgmt. Company:	
Complex / Subdiv:	County Line Glen Valley
Services Connected:	Electricity
Legal:	LOT 6, PLAN NWP1279, SECTION 13, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'	Main	Bedroom	12' x 15'
Main	Living Room	18' x 16'			
Main	Dining Room	8' x 10'			
Main	Recreation Room	20' x 18'			
Main	Primary Bedroom	9' x 10'			
Main	Bedroom	12' x 11'			
Main	Bedroom	10' x 9'			

Finished Floor (Main):	1,600 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,600 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,600 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

PRIME BUILDING LOT!! First time offered for sale in 53 years! Beautiful 2.71 acre park like setting, flat and useable land nestled in Glen Valley surrounded by mature fir & cedar trees. This lovely property is a canvas for your dreams to be revealed! Bring your plans & ideas and view this amazing parcel before it's gone! Open house Saturday May 11, 12-2pm.

