

<b>Depth/Size (ft):</b>	1131	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>	675.00	<b>Bathrooms:</b>	3	<b>Age:</b>	34
<b>Lot Area: (Acres)</b>	17.67	<b>Full Baths:</b>	3	<b>Zoning:</b>	A1
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,256.29
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-476-037

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Front, Lane
<b>Foundation:</b>		<b>Parking:</b>	Open, Other, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas, Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal, Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Propane Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mount Baker
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Water
<b>Legal:</b>	LOT 8 SECTION 28 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 1235
<b>Amenities:</b>	None
<b>Site Influences:</b>	Private Setting, Private Yard, Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford), B.C. Farm & Ranch Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'6	Bsmt	Recreation Room	19'2 x 12'
Main	Dining Room	10'11 x 9'1	Bsmt	Bedroom	13'10 x 14'2
Main	Kitchen	10'11 x 10'8	Bsmt	Bedroom	12'9 x 11'10
Main	Family Room	14'7 x 10'11	Bsmt	Storage	54' x 10'4
Main	Primary Bedroom	14'3 x 11'5	Bsmt	Storage	17'5 x 5'2
Main	Bedroom	11'8 x 9'3	Main	Bedroom	11'8 x 9'3
Main	Laundry	10'2 x 5'5	Main	Bedroom	11'8 x 9'3

<b>Finished Floor (Main):</b>	1,600 sqft	<b># Of Rooms:</b>	14	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	1,600 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	3,200 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,200 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Rare opportunity! Two 17-acre lots conveniently located right in town! Sprawling Rancher with walkout basement & Gorgeous views of Mt. Baker. The home offers 6 bedrooms & 3 bathrooms, a nice open layout with a bright, south-facing deck. Large detached shop on the property with drive-through doors and a ton of outside parking. So many possibilities with this property! Property is on city water. Walking distance to Chief Dan George Middle School & minutes to shopping & recreation. The second property is land only & ready to build your dream estate home nestled in a private setting with old growth forest. The buildable area also offers views of Mt. Baker for your new home. The sale of this property is contingent on the sale of the neighbouring bare land acreage (Riverside Street) MLS#R2865113.