

Depth/Size (ft):	506.23	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	203.71	Bathrooms:	2	Age:	999
Lot Area: (Acres)	2.37	Full Baths:	2	Zoning:	SR-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$9,205.19
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	010-589-171

Style of Home:	Rancher/Bungalow	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Brookwood/Fernridge
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 11, PLAN NWP21872, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 50229
Amenities:	Storage,Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 4'5	Abv Main 2	Living Room	13'3 x 10'1
Main	Living Room	14'2 x 13'0	Abv Main 2	Primary Bedroom	13'3 x 9'8
Main	Dining Room	12'9 x 4'3	Abv Main 2	Dining Room	13'3 x 9'7
Main	Kitchen	12'9 x 8'9	Abv Main 2	Kitchen	13'3 x 12'0
Main	Office	8'0 x 9'9	Abv Main 2	Bedroom	11'0 x 13'0
Main	Bedroom	9'2 x 15'8			
Main	Laundry	11'2 x 7'5			

Finished Floor (Main):	755 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Abv Main 2	4	No
Finished Floor (Bsm):	0 sqft	Suite:	None			
Finished Floor (Total):	755 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	755 sqft	Beds In Bsm:	0 / 3			
		# Of Pets:				

FIRST TIME ON THE MARKET! Spectacular 2.37 Acres Designated 5,000 sqft lots and up to 4 units per lot in the newly proposed neighbourhood plan. All services are now on the property line with the Qualico site (84 lots) across the street being built. Dale Ball Passive Park borders the North and West property lines. There are 2 homes, lots of parking, secure storage and office space for extra revenue. Now with the Provincial Government's Bill 44, even more potential!