

<b>Depth/Size (ft):</b>	19.24AC	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	9999
<b>Frontage (ft):</b>	502.00	<b>Bathrooms:</b>	2	<b>Age:</b>	999
<b>Lot Area: (Acres)</b>	19.24	<b>Full Baths:</b>	1	<b>Zoning:</b>	A2
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$261.21
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	013-582-577

<b>Style of Home:</b>	1 Storey,Manufactured/Mobile	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<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>	No
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : .
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	PART NW1/4, SECTION 32, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 8849 & 24128, PT 22 AC MORE OR LESS ...LYING TO THE W OF THE QUAAMITCH SLOUGH NOT INCLUDING ANY PTN COVERED BY THE NICOMEN IR MBH ON FOLIO 03543-100, MANUFACTURED HOME RE
<b>Amenities:</b>	Barn,Storage
<b>Site Influences:</b>	Cleared,Paved Road,Private Setting
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'6			
Main	Kitchen	12'7 x 11'6			
Main	Bedroom	11'4 x 10'			
Main	Bedroom	17' x 11'			
Main	Storage	25'11 x 11'			
Main	Other	11' x 8'4			

<b>Finished Floor (Main):</b>	1,425 sqft	<b># Of Rooms:</b>	6	<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>	0 sqft	<b># Of Levels:</b>	1	Main	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,425 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,425 sqft	<b>Beds In Bsmnt:</b>	0 / 2			
		<b># Of Pets:</b>				

A little shy from 20 acres freehold in beautiful private settings at Skweahm Indian reserve in Deroche. Duke and Draper blueberry are now at their full production. Fields are poled and fully irrigated with drip watering system. Property has a mobile home accommodation rented (details available on acceptance). Almost 5000 sqft barn to store all your farm toys and heavy machinery. One can produce an extra income as the barn has remarkably high ceilings allowing you to divide the height for more storage.