

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	23,958.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	UR-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,619.49
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-900-901

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 20 - Covered: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	6
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,Open,Tandem Parking
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(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 : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 89, PLAN NWP64579, PART SW1/4, SECTION 30, TOWNSHIP 25, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 12'9	Below	Bedroom	9'7 x 10'1
Main	Kitchen	10'7 x 12'10	Below	Bedroom	10'11 x 9'1
Main	Eating Area	8'7 x 12'10	Below	Office	13'7 x 11'4
Main	Pantry	8'7 x 10'3	Main	Foyer	11'4 x 5'3
Main	Bedroom	8'6 x 10'3			
Main	Primary Bedroom	11'10 x 13'10			
Below	Recreation Room	17'0 x 13'10			

<b>Finished Floor (Main):</b>	1,241 sqft	<b># Of Rooms:</b>	11	<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>	1,088 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	3	No
<b>Finished Floor (Total):</b>	2,329 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	2,329 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Half acre with a huge 43' x 37' shop. Tons of parking on this level lot, with large mature trees ensuring privacy. The shop was used to build cabinets, and the house has loads of custom made cabinets through-out. All gutters have leaf-guard systems to prevent needles and leaves from entering the system. One of the upstairs bedrooms was converted into a walk-in pantry, with roll-outs and drawers. There is a natural gas forced-air furnace and a large wood stove. The shop has 3 roll-up doors, concrete floor, a bathroom, and 10 foot high ceilings throughout. This is an awesome location, at the edge of town with endless dirt roads behind and Cultus Lake across the road.