

|                           |           |                    |   |                            |             |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 430.90    | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 2005        |
| <b>Frontage (ft):</b>     | 50.54     | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 19          |
| <b>Lot Area: (sq.ft.)</b> | 21,780.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | R1-A        |
| <b>Flood Plain:</b>       | Yes       | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$5,326.09  |
| <b>Rear Yard Exp:</b>     | North     |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | Yes       |                    |   | <b>P.I.D.:</b>             | 004-112-628 |

|                         |                        |                         |                       |
|-------------------------|------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow       | <b>Parking:</b>         | Total: 5 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood           | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Stone,Vinyl            | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                        | <b>Parking:</b>         | Garage; Single        |
| <b>Rain Screen:</b>     |                        | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                        | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 1 - Fuel: Natural Gas  | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | Community              | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Forced Air,Natural Gas | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcony(s),Fenced Yard | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Mixed,Tile,Carpet      | <b>Fixtures Rmvd:</b>   | No                    |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : Mountain  |
| <b>Mgmt. Company:</b>      |   |
| <b>Complex / Subdiv:</b>   |   |
| <b>Services Connected:</b> | Electricity,Natural Gas,Septic,Water  |
| <b>Legal:</b>              | LOT 1, PLAN NWP5827, SECTION 33, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT, PORTION W1/2                 |
| <b>Amenities:</b>          | None  |
| <b>Site Influences:</b>    | Private Setting,Private Yard  |
| <b>Features:</b>           | Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool |
| <b>Bylaw Restrict:</b>     |   |
| <b>Listing Broker(s):</b>  | Homelife Advantage Realty (Central Valley) Ltd.   |

| Floor | Type            | Dimensions   | Floor | Type           | Dimensions  |
|-------|-----------------|--------------|-------|----------------|-------------|
| Main  | Living Room     | 24'6 x 20'10 | Main  | Bedroom        | 12'10 x 10' |
| Main  | Dining Room     | 13'9 x 9'8   | Main  | Bedroom        | 12'10 x 10' |
| Main  | Family Room     | 12'1 x 20'1  | Main  | Bedroom        | 15'2 x 8'10 |
| Main  | Kitchen         | 14'3 x 14'11 | Main  | Laundry        | 7'6 x 10'4  |
| Main  | Den             | 9'11 x 13'9  | Main  | Walk-In Closet | 9'11 x 5'11 |
| Main  | Foyer           | 11'11 x 15'4 |       |                |             |
| Main  | Primary Bedroom | 15' x 23'7   |       |                |             |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 2,914 sqft | <b># Of Rooms:</b>        | 12    | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 5                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     | Main                  | 5                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None  |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 2,914 sqft | <b>Crawl/Bsmt Height:</b> | 4'6   |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Crawl |                       |                    |                 |
| <b>Grand Total:</b>            | 2,914 sqft | <b>Beds In Bsmt:</b>      | 0 / 4 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Your chance to own a HALF ACRE in the heart of YARROW! Nestled in the back of this spacious & private lot is your next oasis: a sprawling, custom built single-level RANCHER with 4 beds and 2 generous bathrooms, could easily add 2 more bedrooms. 10' tall ceilings, dreamy kitchen with massive fridge, a master bedroom/ensuite to die for, and much more. The extra-large double garage & outside parking provide space for boats & toys. You'll also enjoy the two covered decks, hot-tub w/deck surround, and fire pit in the backyard, perfect for summer parties and evening marshmallow roasts. Only minutes to Cultus Lake, Highway 1, and other amazing outdoor recreation opportunities. 4'6" crawl gives tons of storage. Come and see what life in the country has to offer-Schedule your private showing today!