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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1932 |
| Frontage (ft): | 315.00 | Bathrooms: | 1 | Age: | 92 |
| Lot Area: (Acres) | 2.68 | Full Baths: | 1 | Zoning: | RR-1 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,776.93 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 001-092-308 |

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|-------------------------|---------------------------------------|-------------------------|--|
| Style of Home: | Split Entry | Parking: | Total: 20 - Covered: 8 |
| Construction: | Frame - Wood | Covered Parking: | 8 |
| Exterior: | Vinyl,Wood | Parking Access: | |
| Foundation: | | Parking: | Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | Distance to: | |
| Water Supply: | Well - Drilled | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Propane Gas | Property Disc: | No |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Nicomen Slough |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Septic |
| Legal: | LOT 1, PLAN NWP68908, SECTION 8, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | |
| Site Influences: | Private Yard,Shopping Nearby |
| Features: | |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Magnolia |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|---------------|
| Main | Living Room | 19'10 x 13'5 | Main | Bedroom | 8'10 x 10'11 |
| Main | Family Room | 12'1 x 11'0 | Bsmt | Laundry | 13'5 x 20'8 |
| Main | Kitchen | 6'8 x 12'5 | Bsmt | Storage | 19'1 x 12'4 |
| Main | Eating Area | 7'6 x 7'0 | Bsmt | Storage | 11'7 x 10'9 |
| Main | Primary Bedroom | 12'1 x 9'9 | Bsmt | Storage | 18'10 x 18'10 |
| Main | Walk-In Closet | 6'10 x 6'9 | Bsmt | Storage | 11'6 x 15'8 |
| Main | Bedroom | 8'10 x 10'11 | Bsmt | Bedroom | 10'7 x 9'11 |

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|--------------------------------|------------|---------------------------|-----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,424 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,424 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 1,424 sqft | Basement: | Full,Unfinished | | | |
| Grand Total: | 2,848 sqft | Beds In Bsmt: | 1 / 4 | | | |
| | | # Of Pets: | | | | |

This lovely gated property spans 2.68 acres and offers stunning views. The 2,848 sq-ft home with an unfinished basement allows for customization. There's plenty of parking and a huge 1,785 sq-ft wired, heated shop with 12'3" ceilings. Enjoy beautiful sunsets and views from the walk-out patio. With potential second road access, there's great opportunities here. It's a must see!