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|--------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | (28.29AC) | Bedrooms: | 3 | Approx. Year Built: | 1977 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 47 |
| Lot Area: (Acres) | 28.29 | Full Baths: | 3 | Zoning: | RU-3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,352.54 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 013-239-872 |

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|-------------------------|----------------------------------|-------------------------|--|
| Style of Home: | 2 Storey w/Bsmt.,3 Level Split | Parking: | Total: 30 - Covered: 10 |
| Construction: | Frame - Wood | Covered Parking: | 10 |
| Exterior: | Mixed | Parking Access: | Rear |
| Foundation: | | Parking: | Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Addition,Completely | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | Well - Drilled | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Heat Pump,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | No |

View: Yes : North Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: PART N1/2 OF SE1/4, SECTION 24, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 36906, S 495' EXC W 33'.

Amenities: Air Cond./Central,Garden,Pool; Indoor,Pool; Outdoor,Storage,Swirlpool/Hot Tub,Workshop Detached

Site Influences: Central Location,Private Setting,Private Yard

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Hot Tub Spa/Swirlpool,Security System,Storage Shed,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|------------------|--------------|-------|------|------------|
| Main | Other | 130'7 x 43'7 | | | |
| Main | Porch (enclosed) | 12'10 x 21'9 | | | |
| Main | Other | 30'9 x 14'6 | | | |
| Above | Primary Bedroom | 12'2 x 16'0 | | | |
| Above | Bedroom | 10'0 x 9'4 | | | |
| Above | Bedroom | 10'0 x 9'5 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,760 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 0 | Above | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | Yes |
| Finished Floor (Total): | 2,760 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Part | | | |
| Grand Total: | 2,760 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Welcome to this charming 28-acre in the serene Campbell Valley/Brookwood area, featuring a renovated 3 bed 3 bath home. This well-maintained house includes a furnace and air conditioning system that are only 2 years old, a 10-year-old roof, vinyl siding, updated windows, and a modern kitchen. The property boasts 28 beautiful acres with 40,000 sqft of versatile chicken barns, a 4000 sqft heated shop, and a 500 ft well producing 20 gallons per minute. Conveniently located minutes from Murrayville and Brookwood and close to 16 Avenue, this home has been lovingly cared for by the same owner for the last 40 years and is ready for its next chapter with you.