

Depth/Size (ft):	1290	Bedrooms:	3	Approx. Year Built:	1949
Frontage (ft):	880.00	Bathrooms:	2	Age:	75
Lot Area: (Acres)	25.84	Full Baths:	1	Zoning:	RS-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,161.56
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	007-778-104

Style of Home:	Basement Entry	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Propane Gas	Property Disc:	No
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Panoramic
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	LOT 1, PLAN NWP74695, SECTION 8, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 14'	Bsmt	Flex Room	16'9 x 15'7
Main	Eating Area	11'6 x 5'7			
Main	Kitchen	12'9 x 13'7			
Main	Primary Bedroom	21'2 x 11'2			
Main	Bedroom	9'8 x 12'7			
Main	Bedroom	22'3 x 11'4			
Bsmt	Recreation Room	20'2 x 11'11			

Finished Floor (Main):	1,650 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,353 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	3,003 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part,Partly Finished			
Grand Total:	3,003 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Don't wait to buy land, Buy land then wait. Rarely available 25.84 Acre tract of land with over 2000 feet of road frontage on the corner of 104 Ave and 272 St. In the country quiet of Whonnock, yet a short drive into town. Property is picturesque, and almost flat with a slight south slope. There's a mid-century farmhouse, and horse barn on the property. Approximate lot measurements are 880' of frontage on 104th Ave., and 1290' of frontage on 272nd street. Property is serviced by a well and septic with propane furnace. There is gas on 272nd if desired. This is the perfect place to build your family home with so much room for animals, toys, barn, shop, home business, you name it! You will fall in love with this piece of paradise. First time offered for sale in 30 years, and priced to sell.