

Depth/Size (ft):	304	Bedrooms:	8	Approx. Year Built:	1974
Frontage (ft):	162.00	Bathrooms:	4	Age:	50
Lot Area: (Acres)	1.13	Full Baths:	3	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,067.85
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	002-363-852

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 0
Construction:	Frame - Wood,Log	Covered Parking:	0
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Strawberry Hills
Services Connected:	Electricity,Natural Gas
Legal:	LOT 72, PLAN NWP58272, PART SE1/4, SECTION 3, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn,Garden,Guest Suite,In Suite Laundry
Site Influences:	Golf Course Nearby,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'10	Above	Bedroom	11'7 x 11'10	Below	Living Room	12'7 x 12'7
Main	Dining Room	11'6 x 15'6	Above	Bedroom	11'2 x 17'1	Below	Kitchen	10'3 x 7'9
Main	Kitchen	12'2 x 11'2	Above	Bedroom	8'6 x 11'0	Below	Eating Area	10'3 x 6'2
Main	Family Room	8'11 x 12'5	Above	Laundry	8'6 x 6'3	Below	Office	10'0 x 7'4
Main	Storage	15'4 x 7'6	Below	Bedroom	10'3 x 10'5	Abv Main 2	Bedroom	11'3 x 14'8
Main	Storage	9'5 x 6'8	Below	Bedroom	10'2 x 10'9	Abv Main 2	Bedroom	11'3 x 10'7
Above	Primary Bedroom	16'7 x 11'11						

Finished Floor (Main):	1,299 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	905 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	893 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	4,396 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	4,396 sqft	Beds In Bsmt:	0 / 8			
		# Of Pets:				

Multi Family opportunity. Fantastic flat usable 1.14 Acres, quiet location, only 5 mins to Highway 1. Large 4396 sq ft. Home, 4 Bedrms in the main house, a 2 Bedroom LEGAL suite w/ sep. Laundry and a 2 Bdrm "Nanny quarters". Newer Windows, 40 yr Roof and Furnace - 8 yrsold. Newer exterior paint, new Gutters and downspout. Property is nicely laid out with room for horses. It has a small Barn area, fenced paddocks, horse shelter and chicken coop with nesting boxes. A garden with raised beds, raspberries, blueberries, an orchard with cherry trees, yellow plum and purple plum, a pear and apple trees. A flower garden with beautiful dahlias and, of course, a cement fire pit to enjoy. Thunderbird horse facility, Otter Coop 5 min drive away. Walking distance to North Otter school. Not in ALR