

<b>Depth/Size (ft):</b>	191.4(2.44AC)	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	169.62	<b>Bathrooms:</b>	3	<b>Age:</b>	52
<b>Lot Area: (Acres)</b>	2.44	<b>Full Baths:</b>	3	<b>Zoning:</b>	SR-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$11,253.00
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-682-614

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Little Campbell River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Fernridge
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 25, PLAN NWP35623, PART SW1/4, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Swirlpool/Hot Tub
<b>Site Influences:</b>	Private Setting,Private Yard,Rural Setting,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 6'8	Main	Walk-In Closet	14'3 x 8'3	Below	Recreation Room	25'8 x 12'7
Main	Bedroom	12'10 x 11'0	Below	Flex Room	15'0 x 12'10	Below	Recreation Room	14'1 x 6'7
Main	Living Room	19'8 x 13'6	Below	Gym	19'7 x 9'2			
Main	Dining Room	17'0 x 14'9	Below	Laundry	11'4 x 3'1			
Main	Kitchen	16'1 x 13'9	Below	Bedroom	16'0 x 13'6			
Main	Bedroom	17'4 x 12'7	Below	Walk-In Closet	12'8 x 8'4			
Main	Primary Bedroom	16'11 x 13'1	Below	Family Room	19'8 x 13'6			

<b>Finished Floor (Main):</b>	2,016 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	1,983 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	3,999 sqft	<b>Crawl/Bsmt Height:</b>		Below		No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,999 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Large dynamic land assembly with 2.44 acres and custom 3999 sq. ft. home. Welcome to this sprawling 2.44-acreage property in Brookwood that may allow for 32-40 dwellings with municipal approval (View Bill 44). This home boasts nearly 4,000 square feet on an expansive piece of tranquil land, blanketed in lush forest. The main home offers a stunning view of the backyard oasis. Please check the OCP to confirm as all details are subject to change.