

Depth/Size (ft):	350 FEET	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	565.00	Bathrooms:	2	Age:	999
Lot Area: (Acres)	4.50	Full Baths:	2	Zoning:	RU-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,023.00
Rear Yard Exp:				For Tax Year:	6329
View:	Yes			P.I.D.:	006-223-001

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNTAINS AND VALLEY

Mgmt. Company:

Complex / Subdiv: TOPHAM ESTATES

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 64, PLAN NWP48227, DISTRICT LOT 238, SECTION 30, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage,Workshop Detached

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 7'			
Main	Living Room	12' x 10'			
Main	Dining Room	8' x 9'			
Main	Primary Bedroom	12' x 10'			
Main	Bedroom	8' x 10'			
Main	Bedroom	8' x 10'			

Finished Floor (Main):	1,455 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,455 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,455 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Spectacular and one-of-a-kind 4.5 ACRE property in desirable Topham Estates Neighborhood overlooking Fort Langley. Ideal location to build the house of your dreams! The backyard faces North East providing incredible MOUNTAIN AND VALLEY VIEWS. Step onto your oversized deck for a morning coffee or a hot tub while enjoying the beautiful mountain views. Not to mention, an expansive detached garage with double car parking and storage space. Apple and Pear trees are nestled in the North East corner of the property for your own little orchard!