

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

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

**View:** Yes : MOUNTAINS AND VALLEY

**Mgmt. Company:**

**Complex / Subdiv:** TOPHAM ESTATES

**Services Connected:** Electricity,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'			

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

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!