

<b>Depth/Size (ft):</b>	638.70(5AC)	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	347.48	<b>Bathrooms:</b>	2	<b>Age:</b>	58
<b>Lot Area: (Acres)</b>	5.10	<b>Full Baths:</b>	2	<b>Zoning:</b>	A1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,875.60
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	001-310-402

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 4
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Triple,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Septic,Water

**Legal:** LOT 1 SECTION 8 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 8930

**Amenities:**

**Site Influences:** Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby

**Features:** Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'6 x 14'8	Bsmt	Recreation Room	19'11 x 30'4
Main	Kitchen	9'4 x 16'8	Bsmt	Workshop	12'3 x 21'5
Main	Dining Room	11' x 9'	Bsmt	Den	12'3 x 12'11
Main	Office	7'11 x 5'1			
Main	Primary Bedroom	13'2 x 15'			
Main	Bedroom	13'2 x 8'11			
Main	Bedroom	12'2 x 11'5			

<b>Finished Floor (Main):</b>	1,433 sqft	<b># Of Rooms:</b>	10	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	1,445 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,878 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,878 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Serene 5-acre property boasting a rancher-style home, just minutes from town. Offers 3 beds, 2 baths, 3-car garage, covered RV parking and a small barn. Featuring an open kitchen, s/s appliances, butler hutch, tons of storage. Beautiful hardwood floors, 2 gas fireplaces, mini splits, large windows, small bar for entertaining, den downstairs that could be converted into a 4th bedroom and a workshop for a woodworking enthusiasts. Step outside to enjoy the tranquility of mature landscaping throughout the property, providing the perfect backdrop for relaxation. The spacious deck is ideal for hosting gatherings, complete with a hot tub and gas heaters on the patio for year-round comfort. A peaceful retreat that offers the perfect balance of privacy and convenience.