

Depth/Size (ft):	(5.17AC)	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	213.00	Bathrooms:	7	Age:	38
Lot Area: (Acres)	5.17	Full Baths:	6	Zoning:	A1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,107.45
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	005-742-692

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	Public Transit: Bsmt - School Bus: Bedroom
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Valley
Mgmt. Company:	
Complex / Subdiv:	Hazelmere
Services Connected:	Community,Electricity,Natural Gas,Septic,Water
Legal:	LOT 16, PLAN NWP59338, PART SW1/4, SECTION 3, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Pool; Indoor
Site Influences:	Golf Course Nearby,Private Setting,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Swimming Pool Equip.,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	22'0 x 7'0	Above	Primary Bedroom	15'5 x 15'7	Bsmt	Living Room	17'2 x 13'0
Main	Living Room	17'2 x 23'10				Bsmt	Den	13'8 x 10'4
Main	Dining Room	18'3 x 15'8	Above	Walk-In Closet	8'2 x 5'7	Bsmt	Family Room	18'2 x 10'0
Main	Kitchen	15'9 x 13'3	Above	Bedroom	10'6 x 15'10	Bsmt	Storage	8'5 x 10'5
Main	Eating Area	10'0 x 11'3	Above	Bedroom	10'6 x 12'1	Bsmt	Storage	8'5 x 10'5
Main	Den	12'3 x 15'10	Bsmt	Kitchen	16'0 x 6'5	Bsmt	Storage	12'0 x 11'6
Main	Laundry	11'11 x 7'8				Bsmt	Utility	12'2 x 15'10

Finished Floor (Main):	2,667 sqft	# Of Rooms:	32	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	894 sqft	# Of Kitchens:	3	Below	3	No
Finished Floor (Below):	3,764 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	7,325 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry	Bsmt	3	Yes
Grand Total:	7,325 sqft	Beds In Bsmt:	2 / 5	Bsmt	3	Yes
		# Of Pets:		Bsmt	2	No

Welcome Home to this stunning, rarely available 5.17 acre property in Hazelmere. You will love the tranquil, rural feel of this unique 7300 sq ft home, nestled at the top of the hill overlooking the valley. Boasting fabulous views and tons of natural light with generous sized rooms. Property is not in the ALR - providing unlimited options to make this awesome home your own, or build your dream home one day. The fruit farm has a variety of fruit trees incl. apples, pears, plums, cherries as well as blueberries, raspberries, grapes & more. Opportunity awaits at this special property with room for everyone in this great home! Indoor pool too! Tons of parking incl. 3 covered parking. You will love this property, book your private viewing today!