

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

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

<b>View:</b>	Yes : Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Hazelmere
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 16, PLAN NWP59338, PART SW1/4, SECTION 3, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,Pool; Indoor
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Rural Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Swimming Pool Equip.,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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	Above	Walk-In Closet	8'2 x 5'7	Bsmt	Den	13'8 x 10'4
Main	Dining Room	18'3 x 15'8	Above	Bedroom	10'6 x 15'10	Bsmt	Family Room	18'2 x 10'0
Main	Kitchen	15'9 x 13'3	Above	Bedroom	10'6 x 12'1	Bsmt	Storage	8'5 x 10'5
Main	Eating Area	10'0 x 11'3	Bsmt	Kitchen	16'0 x 6'5	Bsmt	Storage	8'5 x 10'5
Main	Den	12'3 x 15'10				Bsmt	Storage	12'0 x 11'6
Main	Laundry	11'11 x 7'8				Bsmt	Utility	12'2 x 15'10

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