

Depth/Size (ft):	373(1.30AC)	Bedrooms:	5	Approx. Year Built:	2016
Frontage (ft):	151.00	Bathrooms:	4	Age:	8
Lot Area: (Acres)	1.30	Full Baths:	3	Zoning:	RU-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,803.27
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	029-640-504

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 12 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: STRATA LOT 1 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2775 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: None

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict: No Restrictions

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 17'5	Main	Laundry	6'3 x 4'11	Bsmt	Bedroom	12'11 x 11'
Main	Dining Room	14'4 x 12'5	Main	Foyer	7'4 x 5'7	Bsmt	Walk-In Closet	6'9 x 3'6
Main	Kitchen	13'6 x 10'3	Bsmt	Family Room	13'6 x 13'	Bsmt	Utility	8'8 x 5'8
Main	Primary Bedroom	16'1 x 11'11	Bsmt	Living Room	15'10 x 13'11			
Main	Walk-In Closet	7'5 x 7'	Bsmt	Dining Room	9'5 x 8'6			
Main	Bedroom	10'3 x 9'9	Bsmt	Kitchen	11'7 x 7'11			
Main	Bedroom	10'1 x 9'11	Bsmt	Bedroom	11'4 x 10'10			

Finished Floor (Main):	1,480 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,418 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	2,898 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,898 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Rural living that is only 2 minutes away from Murrayville town center. Fabulous flat totally usable 1.295 acre property on a quiet country street. Spacious open "Great room" plan main floor with 9 ft ceilings, lots of windows providing lots of natural light and rich hardwood floors. A gourmet kitchen with lovely quartz counters, stainless steel appliances with a gas stove and a huge island with overhang. The primary bedroom has an electric fireplace, walk-in closet and beautiful 5 piece en-suite. The basement has a large recreation room with a bathroom. A legal 2 bedroom suite with laundry to help with the mortgage. A wonderful covered wrap around sundeck overlooking your serene acreage. Located in the "Fraser Highway Employment Lands Area Plan" makes this a smart and savvy investment!