

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:	\$6,830.00
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	029-640-512

Style of Home:	2 Storey w/Bsmt.,3 Storey	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: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: STRATA LOT 2 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
Main	Great Room	23' x 17'3	Bsmt	Living Room	14'9 x 13'1
Main	Kitchen	12'6 x 11'3	Bsmt	Kitchen	17'3 x 7'
Main	Bedroom	11'2 x 9'3	Bsmt	Bedroom	15'9 x 10'6
Main	Bedroom	11'2 x 9'3	Bsmt	Bedroom	13'6 x 9'6
Main	Laundry	9'2 x 6'3			
Main	Den	7'11 x 7'8			
Above	Primary Bedroom	15' x 10'			

Finished Floor (Main):	1,256 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	366 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	1,256 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	2,878 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,878 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. Enter into the open living and dining room with soaring vaulted ceilings providing a bright and spacious living area with laminate floors. A lovely appointed kitchen with quartz counters, stainless steel appliances including a gas stove. Two bedrooms and two bathrooms on the main floor with the "private" primary bedroom suite upstairs including 2 walk-in closets, a gas fireplace and full ensuite. Extra storage in the basement plus a legal 2 bedroom suite with laundry to help with the mortgage. A peaceful and serene acreage for your animals. Located in the "Fraser Highway Employment Lands Area Plan" makes this a smart and savvy investment!