

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	3	Age:	50
Lot Area: (Acres)	1.03	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,778.79
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	005-908-990

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 41, PLAN NWP45464, PART NE1/4, SECTION 17, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Workshop Detached

Site Influences: Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In,Windows - Storm

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 15'	Main	Recreation Room	13'3 x 23'8
Main	Kitchen	10'5 x 10'2	Below	Den	15'8 x 9'10
Main	Dining Room	9'9 x 13'7	Above	Primary Bedroom	11'5 x 12'4
Main	Foyer	6'5 x 5'4	Above	Bedroom	9'5 x 11'11
Main	Family Room	13'2 x 13'6	Above	Bedroom	11'11 x 11'11
Main	Eating Area	6'11 x 10'2			
Main	Laundry	10'3 x 13'7			

Finished Floor (Main):	1,748 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	657 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,405 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,405 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your new home. Simply move in! This fabulous 1 acre lot located in Indian River but yet only minutes from Fabulous Fort Langley offers easy access to anywhere you need to go. This 3 bedroom/3 bathroom home has been extremely well maintained with upgraded hardwood floors, newer kitchen, new appliances, gas fireplace, newer windows, and more. The large den can be a 4th bedroom. Detached garage/workshop, outdoor sheds, inground sprinklers, serene and quiet patio over looking the corner almost flat lot. Live comfortably now or hold to build later, whatever your desire this is a great place to live and raise your family.