

<b>Depth/Size (ft):</b>	682	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	335.00	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,916.61
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-879-850

<b>Style of Home:</b>	Basement Entry,Split Entry	<b>Parking:</b>	Total: 6 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Storm Sewer,Water
<b>Legal:</b>	LOT 23, PLAN NWP45111, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Barn
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 14'1	Main	Foyer	7'0 x 4'7	Bsmt	Storage	10'7 x 9'7
Main	Dining Room	12'7 x 11'11	Bsmt	Living Room	19'6 x 13'8	Bsmt	Storage	7'0 x 10'1
Main	Kitchen	11'4 x 11'11	Bsmt	Dining Room	8'2 x 11'6	Bsmt	Storage	9'5 x 9'0
Main	Primary Bedroom	13'6 x 11'11	Bsmt	Kitchen	8'10 x 11'5			
Main	Bedroom	10'2 x 12'9	Bsmt	Bedroom	18'8 x 11'7			
Main	Bedroom	10'11 x 8'11	Bsmt	Storage	8'4 x 9'7			
Main	Laundry	13'1 x 9'7						

<b>Finished Floor (Main):</b>	1,562 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	1,069 sqft	<b>Suite:</b>	Legal Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,631 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	2,631 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Enjoy this fabulous property on 5 flat acres on City Water w/ 2 horse stalls, fenced pastures, duck pond & multiple storage sheds. Well built, renovated 2631 sq ft split entry includes a fantastic 1 bdrm legal bsmt suite that was updated last year with its own laundry. Main flr offers 3 well sized bdrms, a large kitchen w/island, plenty of cabinetry & opens to the dining rm. From there step out to the large wrap around deck to enjoy the upcoming summer! The sunken living rm includes a fireplace & is the perfect place to gather! Updates include new paint, flooring, H/W tank, counters, lighting, vanities & more! Bring your horses, pets, kids ~ this is the opportunity to own acreage & the perfect home on a quiet street in a great pocket of Maple Ridge! Parks & lakes all near!