

<b>Depth/Size (ft):</b>	299.86	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1949
<b>Frontage (ft):</b>	158.50	<b>Bathrooms:</b>	2	<b>Age:</b>	75
<b>Lot Area: (Acres)</b>	1.09	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,364.72
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-565-448

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 10 - Covered: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	6
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Strawberry Hills
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 75, PLAN NWP56966, PART NE1/4, SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 10'0	Bsmt	Recreation Room	18'0 x 14'3
Main	Eating Area	7'8 x 5'1			
Main	Family Room	20'18 x 11'11			
Main	Primary Bedroom	12'2 x 12'2			
Main	Mud Room	9'5 x 5'			
Above	Bedroom	12'1 x 8'2			
Above	Bedroom	12'1 x 10'8			

<b>Finished Floor (Main):</b>	947 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	365 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	399 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,711 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Part			
<b>Grand Total:</b>	1,711 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

FLAT 1-Acre Corner Lot in Strawberry Hills – 2 ROAD FRONTAGES (158.5 x 299 ft) perfect for large vehicles, including trucks and RVs. The property includes a large 24 x 75 ft pole/machine barn (15 ft enclosed), with a concrete floor and power, ideal for storage or heavy equipment, a HEATED 28 x 40 ft mechanic's workshop with a 13 ft door, alarm system, and 200 amp power. Attached to the workshop is a 24 x 28 heated double garage. RV parking with separate RV power hookups, plus a 12 x 12 insulated and wired shed with a single door. New sidewalks and large deck, fish pond, FULLY FENCED and electric gates. This Rancher has 3 bdrms, 2 full renovated bathrooms, New windows, new flooring and fresh paint, updated kitchen, appliances and more. Walk to DW Poppy and Peterson Road schools.