

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1977
Frontage (ft):	259.00	Bathrooms:	3	Age:	47
Lot Area: (Acres)	5.00	Full Baths:	2	Zoning:	ALR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,904.99
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-816-213

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum,Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : 360 Mountain Views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 9, PLAN NWP13578, DISTRICT LOT 87, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Storage,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 8'10	Below	Living Room	18'6 x 14'6
Main	Dining Room	12' x 11'	Below	Bedroom	11'2 x 9'6
Main	Eating Area	11'5 x 8'2	Below	Bedroom	12'6 x 8'6
Main	Living Room	19'5 x 15'5	Below	Dining Room	9'6 x 8'6
Main	Primary Bedroom	12'8 x 11'2	Below	Kitchen	19'10 x 10'
Main	Bedroom	11'3 x 10'			
Main	Bedroom	10' x 9'			

Finished Floor (Main):	1,340 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,340 sqft	# Of Levels:	3	Main		No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below		No
Finished Floor (Total):	2,680 sqft	Crawl/Bsmt Height:		Main	2	Yes
Unfinished Floor:	0 sqft					
Grand Total:	2,680 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

Greendale View-tiful Central 5 acres in an amazing location. This 5 acre farm Professionally Planted in Draper Variety Blueberries includes a solid well-maintained, spacious, bright, 2680 square-foot two-story home. The home features five bedrooms, three bathrooms, including a two bedroom separate entrance unauthorized suite. Good Torch on Roof, Newer Furnace and Central A/C, on-demand hot water, City Water, & New Drilled Well with New Pump. Awesome Mountain and Valley Views, Private Yard with a Fire-Pit Area, Gated Front Driveway with 2 entrances, 259 ft frontage, & 31 x 24 work shop. Ideal for truckers & tons of parking. Close to Highway access, town, & golf course. If your looking for a manageable blueberry farm business with great potential income this is the one! Call for more info.