

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Brick,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,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>	2 - Fuel: Natural Gas,Wood	<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>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

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

<b>Finished Floor (Main):</b>	1,340 sqft	<b># Of Rooms:</b>	12	<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>	1,340 sqft	<b># Of Levels:</b>	3	Main		No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below		No
<b>Finished Floor (Total):</b>	2,680 sqft	<b>Crawl/Bsmt Height:</b>		Main	2	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,680 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

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.