

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):		Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	43,560.00	Full Baths:	2	Zoning:	A-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,923.65
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	011-452-013

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : View of farmlands

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 6 , SECTION 28 , TWP 8 , NWD , PLAN 9981

Amenities:

Site Influences: Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'6"	Bsmt	Workshop	23' x 12'
Main	Kitchen	11'6" x 9'6"	Bsmt	Laundry	8' x 7'6"
Main	Dining Room	10'6" x 10'	Bsmt	Flex Room	12' x 12'
Main	Primary Bedroom	12'6" x 12'			
Main	Bedroom	11'6" x 10'6"			
Main	Bedroom	11'6" x 9'			
Bsmt	Recreation Room	29' x 17'			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,074 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,148 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,148 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautiful 1 Full acre property !. Peaceful setting overlooking the Farmlands of Port Kells. This home is a one owner home. Value is in the land build your Estate home here! These properties don't come on the market very often. Property Sold "AS IS". Seller makes no Representations or Warranties as to the condition of the home. Terrific location, close to schools and shoppingGreat Investment!