

Depth/Size (ft):	632(5AC)	Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):	344.38	Bathrooms:	2	Age:	46
Lot Area: (Acres)	5.00	Full Baths:	2	Zoning:	RU-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,180.72
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	003-278-361

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 20 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 22 SECTION 8 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 41611 MANUFACTURED HOME REG 086554 CSA 433994
Amenities:	Workshop Detached
Site Influences:	Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 17'6	Main	Bedroom	10'10 x 11'9
Main	Dining Room	9'7 x 10'10	Main	Bedroom	8'10 x 9'6
Main	Kitchen	9'10 x 12'	Main	Den	11'6 x 17'3
Main	Eating Area	10'8 x 16'8	Main	Foyer	4'8 x 5'7
Main	Laundry	6'1 x 10'3	Main	Utility	5'4 x 17'3
Main	Recreation Room	11'6 x 37'10			
Main	Primary Bedroom	10'10 x 15'4			

Finished Floor (Main):	2,191 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,191 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,191 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Estate Sale. Location, Location. 5 min to freeway and 5 min to down town with secondary residence for extended family or rental income. Picturesque 5 acre property with municipal water on a nice quiet dead end street. Totally updated in 2021 this 3-4 bedroom Rancher is move in ready. Well built metal clad 40 x 40 insulated and heated shop with 2 10' wide by 12' high doors and its own electrical service. 24 x 43 secondary building could be used as a barn or secondary shop space. Year 2000 14 x 66 2 bedroom mobile home is in great condition and currently rented to great tenants that would love to stay.