

Depth/Size (ft):	629.74(2.46AC)	Bedrooms:	5	Approx. Year Built:	1974
Frontage (ft):	169.95	Bathrooms:	3	Age:	50
Lot Area: (Acres)	2.46	Full Baths:	3	Zoning:	RU-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,702.80
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-984-388

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View: Yes : Surrounding nature paradise

Mgmt. Company:

Complex / Subdiv: Campbell Valley

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 8, PLAN NWP19905, SECTION 6, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Barn,Storage,Workshop Detached

Site Influences: Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4' x 15'5'	Below	Bedroom	10'4' x 14'6'	Main	Bar Room	15'4' x 9'7'
Main	Dining Room	13'1' x 15'9'	Below	Family Room	12'5' x 18'9'	Abv Main 2	Flex Room	15'4' x 15'
Main	Living Room	14'2' x 17'11'	Below	Bedroom	16' x 14'7'	Main	Gym	10'4' x 13'
Main	Primary Bedroom	13'7' x 14'1'	Below	Laundry	11'9' x 10'6'	Abv Main 2	Storage	15'4' x 17'4'
Main	Bedroom	11'4' x 10'4'	Main	Workshop	56' x 37'			
Main	Foyer	7'1' x 4'4'	Main	Recreation Room	15'4' x 27'			
Below	Bedroom	13'7' x 10'4'						

Finished Floor (Main):	1,329 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,273 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,602 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,602 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

The CAMPBELL VALLEY acreage you have been waiting for. Almost 2.5 acres on a quiet no thru street with easy access to the trails. Truly something for everyone. A long, winding, paved, & gated driveway leads you to a high & dry, selectively treed private setting for your home & outbuildings. Beautifully remodeled 5 bedroom country home with vaulted ceilings, open concept, AC, chefs kitchen incl. Wolf 6 burner gas stove all leading to a private sundeck also an adjoining garage with epoxy floors. 56' by 37' custom built shop with room for extended family plus a loft. Also an incredible custom built horse lovers barn, 4 stalls + in and outs, wash rack, bathroom and tack room & adjoining riding arena. You will LOVE it!