

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	11,250.00	Full Baths:	2	Zoning:	RU-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,065.62
Rear Yard Exp:		Maint. Fee:	50.00	For Tax Year:	2023
View:				P.I.D.:	001-140-167

Style of Home:	2 Storey	Parking:	Total: 10
Construction:	Concrete Block,Frame - Wood	Covered Parking:	
Exterior:	Aluminum,Stone	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Septic,Water

Legal: STRATA LOT "J" SECTION 11 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN NW154 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Air Cond./Central,Storage

Site Influences: Rural Setting

Features:

Bylaw Restrict: Pets Allowed

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd., Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Living Room	16'10 x 13'4	Above	Kitchen	9'10 x 10'1
Below	Dining Room	7'7 x 8'11	Above	Living Room	16'10 x 13'3
Below	Kitchen	9'6 x 6'1	Above	Primary Bedroom	13'6 x 10'1
Below	Primary Bedroom	9'10 x 10'4	Above	Bedroom	9'3 x 9'6
Below	Recreation Room	11'5 x 22'10	Above	Bedroom	9'3 x 9'6
Below	Laundry	4'10 x 5'2			
Above	Dining Room	12'7 x 10'1			

Finished Floor (Main):	1,130 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	1,130 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,260 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,260 sqft	Beds In Bsmnt:	0 / 4			
		# Of Pets:				

Welcome to the perfect family home nestled close to the city yet surrounded by serene farmland and equestrian areas, this property offers the perfect blend of convenience and tranquility. Situated on a beautiful 1/4 acre lot that backs onto a forested area, this home provides a peaceful and quiet living space. The shared common green space is a fantastic benefit for owners in the neighbourhood, perfect for family time and outdoor activities. The home has been tastefully updated with new flooring, fresh paint, bathrooms, moldings, and A/C. The "big ticket" items have been upgraded including hot water tank and furnace. The basement suite is a "Must See" with a bright white kitchen, new windows, and tons living space, making it ideal for family or as a potential income generator.