

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1948
Frontage (ft):		Bathrooms:	2	Age:	76
Lot Area: (sq.ft.)	5,775.00	Full Baths:	1	Zoning:	UR-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,477.90
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	009-909-745

Style of Home:	1 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Other	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Lake & Mountains
Mgmt. Company:	
Complex / Subdiv:	Lindell Beach
Services Connected:	Community,Electricity,Natural Gas,Septic,Water
Legal:	LOT 100, PLAN NWP14186, SECTION 15, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Golf Course Nearby,Marina Nearby,Private Yard,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 10'	Main	Laundry	14' x 6'11
Main	Living Room	14'2 x 15'			
Main	Dining Room	9'5 x 9'9			
Main	Flex Room	18' x 12'6			
Main	Primary Bedroom	13'7 x 9'8			
Main	Bedroom	12'5 x 9'7			
Main	Bedroom	10'5 x 11'5			

Finished Floor (Main):	1,573 sqft	# Of Rooms:	8	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	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,573 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,573 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

WATERFRONT FREEHOLD PROPERTY AT CULTUS LAKE! Enjoy the lake life at famous Lindell Beach! This quiet beachfront community is like no other! Unlike most areas, here the owners OWN THE LAND! This quaint lakeside property boasts 3 bdrm, 2 bath + bonus room, open concept kitchen, dining & Living Room. Beautiful remodeled Bathrm. Outside has plenty of patio space for family fun and BBQ's. Double Garage for your cars & for all your lake toys plus extra outdoor parking. New paint recently completed which gives this home a fresh, new look. A lovingly maintained home that is literally steps to the water, no obstructed view. Turn key investment property or live year round in one of BC's favorite lake destinations! Check out the video & then Call for your private tour!