

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

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

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

<b>Finished Floor (Main):</b>	1,573 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,573 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,573 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

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!