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| Depth/Size (ft): | 446 | Bedrooms: | 4 | Approx. Year Built: | 1991 |
| Frontage (ft): | 955.00 | Bathrooms: | 4 | Age: | 33 |
| Lot Area: (Acres) | 9.80 | Full Baths: | 3 | Zoning: | A1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$8,804.89 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 018-168-604 |

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|-------------------------|--------------------------------|-------------------------|---------------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 99 - Covered: 50 |
| Construction: | Frame - Wood | Covered Parking: | 50 |
| Exterior: | Stucco | Parking Access: | |
| Foundation: | | Parking: | Garage; Double,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Propane Gas,Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Vinyl/Linoleum,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Mt.Baker |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT A, PLAN LMP7640, PART NW1/4, SECTION 2, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Barn,Green House,Storage,Workshop Detached |
| Site Influences: | Cleared,Private Setting,Rural Setting |
| Features: | |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Aldercenter Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|------------|-------|-----------------|-------------|-------|-------------|-------------|
| Main | Laundry | 11' x 10' | Above | Primary Bedroom | 11' x 22'6 | Bsmt | Living Room | 11' x 13'9 |
| Main | Dining Room | 11' x 10' | Above | Walk-In Closet | 6' x 10' | Bsmt | Bedroom | 13'11 x 18' |
| Main | Nook | 11' x 12' | Above | Bedroom | 11' x 14' | | | |
| Main | Kitchen | 13' x 13'6 | Above | Bedroom | 16'2 x 14'4 | | | |
| Main | Living Room | 14' x 20'6 | Bsmt | Eating Area | 10' x 12' | | | |
| Main | Study | 16'2 x 10' | Bsmt | Kitchen | 13' x 13'9 | | | |
| Above | Games Room | 12' x 22' | | | | | | |

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|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,373 sqft | # Of Rooms: | 15 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,485 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 1,373 sqft | Suite: | Unauthorized Suite | Above | 5 | Yes |
| Finished Floor (Total): | 4,231 sqft | Crawl/Bsmt Height: | | Bsmt | 3 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 4,231 sqft | Beds In Bsmt: | 1 / 4 | | | |
| | | # Of Pets: | | | | |

Don't miss this unique opportunity to purchase this beautiful 9.8 acre view property in the desirable Mt.Lehman community. This property offers a 4231sqft 2 storey/bsmt home with 4 bdrms/ 4 bathrooms with an in-law suite. A large 80'x168' Quonset capable of multiple uses, a newer 60'x 110' insulated steel building. Loads of parking. There are no creeks on this property. Lots of rental income potential. Don't forget the 2 large poly greenhouses and another workshop.