

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	9999
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	999
<b>Lot Area: (sq.ft.)</b>	8,011.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,035.69
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-687-150

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 3 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains and Pastures
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 29 SECTION 31 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN 24885
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 12'8	Below	Bedroom	11'8 x 7'0
Main	Den	9'0 x 8'0	Below	Bedroom	11'4 x 11'5
Main	Foyer	9'0 x 8'0			
Main	Kitchen	10'2 x 7'6			
Main	Laundry	7'7 x 5'7			
Above	Primary Bedroom	16'3 x 13'6			
Above	Patio	20'3 x 11'5			

<b>Finished Floor (Main):</b>	783 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	362 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	362 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,507 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,507 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to Shore Rd! This waterfront community of 16 homes shares a 1 acre waterfront parcel on Hatzic Lake. Bring your boat, kayak, canoe and RV as there is plenty of room to store your recreational toys on this 8,011 sqft lot. Newly fully renovated home is owned by a professional home designer and it shows beautifully! A gorgeous 3 bedroom split level home with primary suite on upper level and views you will fall in love with. Enjoy the quiet life in this family friendly waterfront community. Why commute to a cottage when you can live a life of recreation everyday?! Call us today for a private showing and start enjoying the relaxing lifestyle you've always dreamed of.