

Depth/Size (ft):	200	Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	100.00	Bathrooms:	3	Age:	32
Lot Area:		Full Baths:	3	Zoning:	RR1
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$3,663.74
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-703-599

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 29, PLAN NWP61265, SECTION 36, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP82729
Amenities:	None
Site Influences:	Golf Course Nearby,Private Yard,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Main	Bedroom	10'5' x 11'
Main	Kitchen	18' x 13'	Main	Laundry	7' x 8'
Main	Dining Room	18' x 12'	Main	Kitchen	12' x 12'
Main	Foyer	11' x 7'	Main	Living Room	20' x 10'
Main	Flex Room	14'5' x 9'5'	Main	Bedroom	10'5' x 16'
Main	Primary Bedroom	16' x 11'5'			
Main	Bedroom	10'5' x 10'			

Finished Floor (Main):	2,508 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	2,508 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,508 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Gorgeous, Fully renovated Rancher on .44 of an acre w/detached shop! The setting is reminiscent of a vacation, with a waterfall cascading from the mountain behind & a front view of the countryside fields w/stunning sunsets! 2,508 Sqft of bright & open concept living space w/4" wood shi lap feature wall. Beautiful, open kitchen offers a massive island - great for entertaining! Flex room could be office or 4th bedroom. 1 bed/ 1bath suite is super bright & open with separate laundry & entry. 21x20 Detached shop w/ 220 Amp panel. Large, fully fenced backyard. Tons of parking for RV, boat, toys or guests! Full renovations completed by the award winning Stattonrock Homes! Only a 5 min drive to Harrison Hot Springs, golf course, hiking trails, shopping & more! \*\*OPEN HOUSE SAT JULY 20 12-2 PM\*\*