

Depth/Size (ft):	470.	Bedrooms:	5	Approx. Year Built:	1960
Frontage (ft):	235.00	Bathrooms:	3	Age:	64
Lot Area: (Acres)	2.50	Full Baths:	2	Zoning:	RR-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$839.99
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	002-331-250

Style of Home:	Split Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT 2, PLAN NWP58944, SECTION 1, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage,Workshop Detached
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 3'11	Below	Family Room	19'10 x 12'1
Main	Living Room	19'10 x 12'9	Below	Bedroom	9'8 x 11'5
Main	Dining Room	11'1 x 11'9	Below	Bedroom	15'10 x 11'5
Main	Kitchen	17'2 x 11'6	Below	Laundry	10'2 x 12'1
Main	Primary Bedroom	12'6 x 11'6			
Main	Bedroom	10'4 x 12'9			
Main	Bedroom	10'10 x 9'5			

Finished Floor (Main):	1,296 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	960 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	3	No
Finished Floor (Total):	2,256 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,256 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

You will fall in love w/this little hobby farm compound! 2200+sqft, 5 bdrm, 3 bthrm split entry home w/2 car garage that has been recently updated, fresh paint, high-efficiency furnace w/central A/C, HW tank, fireplace, hardwood flooring, huge deck off the dining room to capture the front row view of Mnt Cheam w/bonus elevator for wheelchair access or groceries to the main floor. The property is maintained to the highest standard, fully fenced & power gated,the tone is set as you make your way down the long driveway lined w/flowers that bloom throughout the year, & leads you to your koi pond. The land is cross-fenced & has many different pastures,currenty set up for sheep,cattle, horses & a huge garden. Various outbuildings for storage & animal enclosures. Mins from shopping & restaurants