

Depth/Size (ft):	422	Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):	106.00	Bathrooms:	5	Age:	29
Lot Area: (Acres)	1.01	Full Baths:	3	Zoning:	SRH
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$7,835.13
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	012-292-451

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Valley

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 17 SECTION 22 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 79416

Amenities: Air Cond./Central,In Suite Laundry,Pool; Indoor

Site Influences: Private Setting,Private Yard,Rural Setting

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'7 x 15'9	Main	Family Room	24'7 x 11'1	Bsmt	Office	12'6 x 10'7
Main	Living Room	25' x 15'4	Main	Solarium	14'4 x 9'8	Bsmt	Dining Room	5'5 x 11'
Main	Walk-In Closet	6'10 x 6'	Main	Other	24'7 x 17'9	Bsmt	Kitchen	8' x 14'6
Main	Dining Room	9'2 x 11'5	Above	Bedroom	14'1 x 19'2	Bsmt	Storage	5'11 x 7'7
Main	Kitchen	9'4 x 9'5	Bsmt	Bedroom	13'11 x 12'3	Bsmt	Storage	24'2 x 10'9
Main	Laundry	6'10 x 8'10	Bsmt	Living Room	20'6 x 14'			
Main	Bedroom	8'11 x 12'2	Bsmt	Bedroom	13'5 x 9'2			

Finished Floor (Main):	2,381 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	32 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	No
Finished Floor (Bsmt):	1,747 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	4,160 sqft	Crawl/Bsmt Height:		Above	2	No
Unfinished Floor:	0 sqft			Bsmt	4	No
Grand Total:	4,160 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

First Time on the Market!! 1 acre with 4400+ sq ft home! Detached 906 sqft shop! Indoor pool!! This home has a ton of extras that are hard to find! This Rancher with Loft and Basement is perfect for a growing family or multigenerational family purchase. Main floor has the master bedroom and one more bedroom along with large Living Room, extra Family room and the indoor pool. Loft above is set up as a bedroom with its own bathroom. In the basement is a separate entrance with an inlaw suite and lots of extra room to keep for the main residence. The 1 acres is professionally landscaped and the shop is huge and paved all the way for easy access. This home has to be seen in person!