

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	68.00	<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	15,725.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,564.03
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-328-081

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : River, Valley and Mount Cheam
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	HATZIC
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LT.18, PLAN NWP75549, DL. 476, GROUP1, NWLD
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 12'5	Main	Other	14'9 x 12'3
Main	Dining Room	13'8 x 10'2	Below	Bedroom	11' x 11'4
Main	Kitchen	11'7 x 12'	Below	Recreation Room	0' x 0'
Main	Family Room	14'8 x 8'10			
Main	Conservatory	9'4 x 9'4			
Main	Primary Bedroom	17' x 14'			
Main	Bedroom	10'2 x 9'9			

<b>Finished Floor (Main):</b>	1,725 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	1,520 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	3,245 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,245 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

SPECTACULAR VIEW property situated on quiet cul-de-sac on Hatzic Bench. Well maintained rancher with walk out basement and panoramic views from every window. Set back from the road with a large spacious front yard, this home offers a private serene retreat. Enjoy river mountain views from your kitchen window, relaxing on the sundeck or patio from the basement. Homes like this do not come for sale often. Call now for your private viewing.