

Depth/Size (ft):	204(2.38AC)	Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	154.59	Bathrooms:	5	Age:	999
Lot Area: (Acres)	2.38	Full Baths:	3	Zoning:	A-1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,584.39
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	006-977-332

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 10
Construction:	Frame - Wood	Covered Parking:	10
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	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:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic

Legal: LOT 5, SECTION 22, TOWNSHIP 14, PLAN NWP33967 NWD

Amenities: Storage,Workshop Attached,Workshop Detached

Site Influences: Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'3 x 18'4	Main	Living Room	14'1 x 15'4	Main	Bedroom	12'3 x 14'0
Main	Kitchen	9'4 x 12'3	Main	Kitchen	6'10 x 15'4	Main	Laundry	9'6 x 8'0
Main	Foyer	9'3 x 6'10				Main	Living Room	14'0 x 25'11
Main	Living Room	20'9 x 15'0				Main	Kitchen	8'1 x 11'9
Main	Bedroom	14'11 x 11'8				Main	Office	7'3 x 12'0
Main	Bedroom	7'7 x 9'10						
Main	Storage	7'8 x 11'9						

Finished Floor (Main):	1,591 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	1,591 sqft	Crawl/Bsmt Height:		Main	2	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,591 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

2.38 acre prime location located at the north end of Bradner road, 10 minutes to amenities, freeway etc. If you are looking for a small acreage offering flat land, partial views of Mount Baker, quiet location and a property that has so many rental opportunities....look no further. Amazing spot to build your dream home. Some notable amenities on this property start with the massive 4 door, 44ft x 58ft shop with 2 attached machine/storage rooms that will be the dream of any car buff/mechanic in the family. Multiple rent generating opportunities with the house, suite, large shop and professional paint booth for car buffs. Located at the north end of Bradner road, the area offers community living at its finest, Jubilee community hall and enough land to create your own perfect acreage oasis.