

Depth/Size (ft):	4.89AC	Bedrooms:	5	Approx. Year Built:	1979
Frontage (ft):	333.00	Bathrooms:	4	Age:	45
Lot Area: (Acres)	4.89	Full Baths:	3	Zoning:	RU-3
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,138.60
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	006-512-861

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic

Legal: LOT 9, PLAN NWP42302, PART NE1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Barn,Garden

Site Influences: Central Location,Private Setting,Rural Setting,Treed

Features: Air Conditioning,Clothes Washer/Dryer,Dishwasher,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Walk-In Closet	6'11 x 5'10	Main	Living Room	19' x 18'1	Bsmt	Storage	6'9 x 14'
Main	Kitchen	23'2 x 13'5	Bsmt	Living Room	26'1 x 13'8	Above	Laundry	6' x 11'9
Bsmt	Storage	13'1 x 23'3	Above	Bedroom	13' x 11'11	Main	Mud Room	5'7 x 7'6
Above	Primary Bedroom	17'10 x 13'7	Main	Foyer	10'1 x 5'7			
Main	Dining Room	13'1 x 13'4	Bsmt	Den	16'6 x 12'4			
Bsmt	Bedroom	13'6 x 12'10	Above	Bedroom	11'9 x 11'3			
Above	Bedroom	11'9 x 11'3	Main	Recreation Room	11'3 x 24'1			

Finished Floor (Main):	1,600 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,600 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	1,600 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	4,800 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,800 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Nothing to do here its all been done. Amazing home on gorgeous quiet acreage! Delight your senses with this large, sunny, custom-built 5 bedroom home on approx 5 acres of beautiful land. You'll love the grand entrance, terrific natural wood, large bedrooms, open concept, 2 staircases to upper floor, huge backyard deck, oversize double garage with rare car workpit, and much more. 2x6 construction, farm exempt for low taxes, big 30'x40' two level barn; RV parking and much more. Great location...2 min south of Fraser Hwy. 5 min from stores & restaurants. Must be seen! Don't delay, call now!