

Depth/Size (ft):	1324	Bedrooms:	5	Approx. Year Built:	1985
Frontage (ft):	299.00	Bathrooms:	3	Age:	39
Lot Area: (Acres)	31.50	Full Baths:	2	Zoning:	RR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,090.91
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	004-667-786

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 20 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Sums Prairie
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LEGAL SUBDIVISION 3 SECTION 19 TOWNSHIP 22 EXCEPT: FIRSTLY: PART SHOWN ON PLAN WITH FEE DEPOSITED 37919F. SECONDLY: PARCEL "A" (REFERENCE PLAN 2134). THIRDLY: PART SUBDIVIDED BY PLAN 18467 NEW WESTMINSTER DISTRICT
Amenities:	Barn,Green House,Workshop Detached
Site Influences:	Paved Road,Private Setting,Private Yard,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Vacuum - Built In,Water Treatment
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 4'4	Above	Bedroom	16'1 x 12'10	Bsmt	Utility	10'5 x 13'11
Main	Family Room	17'1 x 13'6	Bsmt	Bedroom	12'5 x 12'7			
Main	Kitchen	14'8 x 17'2	Bsmt	Storage	14'1 x 14'10			
Main	Dining Room	13'10 x 17'0	Bsmt	Laundry	10'8 x 9'10			
Main	Living Room	15'11 x 20'1	Bsmt	Recreation Room	8'8 x 18'6			
Main	Bedroom	14'6 x 17'0	Bsmt	Bedroom	12'5 x 12'8			
Above	Bedroom	12'5 x 22'11	Bsmt	Recreation Room	8'11 x 20'9			

Finished Floor (Main):	1,888 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	812 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	1,440 sqft	Suite:				
Finished Floor (Total):	4,140 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,140 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to your dream property! This stunning 4,140 sq ft farmhouse blends residential comfort and business potential. The expansive farmyard with 4000 sf horse barns, pastures, riding trails, greenhouse, and a fire pit. Enjoy beautiful walkways, gardens, and views of Sumas Prairie. The fully functional 6300 sf shop, with 600A power, is ready for your manufacturing or trucking business, offering a seamless live-work-play environment. The hillside grazing land is perfect for cattle. Move your family and business to this park-like setting, where you can live, work, and play in harmony. A rare find that combines nature's beauty with practical amenities. Experience the best of both worlds and embrace a lifestyle that offers serenity, productivity, and recreation. 15,570 sf indoor space!