

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	<b>Approx. Year Built:</b>
<b>Frontage (ft):</b>	164.00	<b>Bathrooms:</b>	<b>Age:</b>
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	<b>Zoning:</b> RS-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	<b>Gross Taxes:</b> \$4,287.56
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b> 2022
<b>View:</b>	No		<b>P.I.D.:</b> 012-463-957

<b>Style of Home:</b>		<b>Parking:</b>	
<b>Construction:</b>		<b>Covered Parking:</b>	
<b>Exterior:</b>		<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	None	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>		<b>Property Disc:</b>	No
<b>Outdoor Area:</b>		<b>PAD Rental:</b>	
<b>Type of Roof:</b>		<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	
<b>Legal:</b>	PARCEL A, LOT 3, PLAN NWP2034, SECTION 23, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, REF PL 1025; EXC E 1350.7 FT
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby,Private Yard,Recreation Nearby,Treed
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions

<b>Finished Floor (Main):</b>	sqft	<b># Of Rooms:</b>	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	sqft	<b># Of Kitchens:</b>			
<b>Finished Floor (Below):</b>	sqft	<b># Of Levels:</b>			
<b>Finished Floor (Bsmt):</b>	sqft	<b>Suite:</b>			
<b>Finished Floor (Total):</b>	sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b>	sqft	<b>Basement:</b>			
<b>Grand Total:</b>	sqft	<b>Beds In Bsmt:</b>	/		
		<b># Of Pets:</b>			

Rare 5 acre, high and dry, treed lot in Websters Corner, awaiting your building ideas. Lot dimensions are 164 ft wide by 1303 ft. Located on a low traffic street, in a quiet, and peaceful rural area yet only minutes to town. Property fronts shared driveway (easement) at the end 254 street with potential future access off 252 St. This property offers country lifestyle with city convenience. All showings by appointment please as to not disturb the owners of shared driveway.