

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>	46.00	<b>Bathrooms:</b>	2	<b>Age:</b>	49
<b>Lot Area: (sq.ft.)</b>	18,305.63	<b>Full Baths:</b>	2	<b>Zoning:</b>	UR-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,404.73
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	004-619-722

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 9 - 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>	Community	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Natural Gas
<b>Legal:</b>	LOT 33, PLAN NWP56971, SECTION 30, TOWNSHIP 25, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 13'8	Main	Bedroom	12'0 x 14'0
Main	Dining Room	23'0 x 11'7	Main	Study	14'0 x 8'0
Main	Kitchen	14'0 x 11'7	Main	Foyer	8'0 x 7'8
Main	Pantry	8'0 x 8'0			
Main	Laundry	12'0 x 6'6			
Main	Primary Bedroom	17'7 x 13'9			
Main	Bedroom	12'0 x 14'0			

<b>Finished Floor (Main):</b>	2,084 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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,084 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,084 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to Cultus Lake! This home is perfect to live in year round OR as a recreation property. Sitting on a quiet cul-de-sac and a HUGE 18,305 sq ft lot you'll have the peace and quiet you've been craving! This home features 3 large bedrooms, 2 baths, sunken livingroom, gas fireplace and a kitchen designed to fit the whole family if they like to cook. Close to golfing and water. Call today for a private showing.