

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	344.00	<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area: (Acres)</b>	5.24	<b>Full Baths:</b>	2	<b>Zoning:</b>	AG-4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,167.93
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-081-198

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Sandpoint	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Propane Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain, River, Farmland
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Septic, Water
<b>Legal:</b>	PARCEL A SECTION 28 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN LMP22058 DBL EXP# C8061889
<b>Amenities:</b>	Barn, Garden, Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 18'10	Below	Eating Area	10'9 x 11'1
Main	Dining Room	11'2 x 11'6	Below	Kitchen	17'2 x 6'4
Main	Kitchen	12'1 x 11'2	Below	Flex Room	14'9 x 20'0
Main	Primary Bedroom	14'7 x 10'10	Below	Bedroom	11'9 x 15'8
Main	Bedroom	10'7 x 10'10	Below	Bedroom	15'8 x 14'11
Main	Bedroom	10'8 x 13'2	Below	Bedroom	14'10 x 12'11
Main	Laundry	8'6 x 11'2			

<b>Finished Floor (Main):</b>	1,485 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,660 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other, Unauthorized Suite			
<b>Finished Floor (Total):</b>	3,145 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,145 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

5+ acre farm overlooking the Fraser River with 2 separate dwellings on a dead end road 10min from Mission! Main home has 6 beds, 2 baths, basement suite, and a double garage. Second home is 4 bed, 2 bath mobile. Both homes have updated furnaces & hot water tanks and separate driveways. The property includes multiple outbuildings w/ 3 barns measuring - 30' x 110', 50' x 110', and 80' x 145'—providing space for animals, storage or rental possibilities. A heated double bay workshop offers the perfect setting for projects and storage. The farm is serviced by an 800 amp electrical system, with four separate 200 amp meters for the main house, mobile, main barn, and the cement barn. The perfect property for your agricultural venture or an investment with multiple rental opportunities!