

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

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

View:	Yes : Mountain, River, Farmland
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	PARCEL A, PLAN LMP22058, SECTION 28, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 2010
Amenities:	Barn,Garden,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	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'
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			

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

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 properties. 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.