

Depth/Size (ft):	136	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	75.00	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	10,454.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,631.88
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	004-979-753

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Mt. Cheam
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 170, PLAN NWP51744, SECTION 19, TOWNSHIP 3, RANGE 28, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 13'10	Above	Primary Bedroom	14'4 x 12'6
Main	Dining Room	11'7 x 12'2	Above	Walk-In Closet	5'5 x 5'
Main	Kitchen	9'11 x 12'2	Above	Bedroom	14'4 x 9'5
Main	Dining Room	9'9 x 12'11	Above	Bedroom	10'7 x 12'9
Main	Family Room	11'2 x 12'11	Above	Bedroom	10'7 x 11'7
Main	Foyer	7'2 x 5'9			
Main	Storage	9'3 x 12'9			

Finished Floor (Main):	1,069 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	958 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,027 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,027 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Wonderful 4 bed, 3 bath family home with one of the largest DETACHED SHOPS in Agassiz city limits at 32'x40' on quiet cul de sac with phenomenal views of Mt. Cheam. Spacious main floor with lots of room for entertaining. 4 bedrooms up including primary with ensuite and walk in closet. The detached insulated 32'x40' shop with vehicle access on the side of the house, offers 10'x14' roll up door, 12' ceiling, reinforced concrete floor, 4 - 50amp plugs, 200amps to property with a 100 amp sub panel to the shop. Situated on .24 acre (10,000sq+) lot with established fruit trees (Apple, peach, mixed fruit) and garden. All in quiet neighbourhood with mature trees, well cared for homes, easy access to town and the highway! Call today because homes like this don't come up often!