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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 633.53 | Bedrooms: | 4 | Approx. Year Built: | 1974 |
| Frontage (ft): | 379.26 | Bathrooms: | 3 | Age: | 50 |
| Lot Area: (Acres) | 5.52 | Full Baths: | 3 | Zoning: | RU-3 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$8,246.41 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 006-715-338 |

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|-------------------------|------------------------------------|-------------------------|--|
| Style of Home: | Basement Entry,Manufactured/Mobile | Parking: | Total: 20 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Double,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | Well - Drilled | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Mixed,Natural Gas | Property Disc: | No |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Mountain |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Septic |
| Legal: | LOT 10 SECTION 20 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 43183 |
| Amenities: | Barn,In Suite Laundry,Swirlpool/Hot Tub,Workshop Detached |
| Site Influences: | Central Location,Private Setting,Recreation Nearby,Rural Setting,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Treeland Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-------------|--------------|-------------|-----------------|--------------|
| Below | Foyer | 4'10 x 3'7 | Main | Family Room | 19'9 x 13'7 |
| Below | Living Room | 22'1 x 15' | Main | Primary Bedroom | 11'11 x 13'7 |
| Below | Kitchen | 11'11 x 15' | Main | Bedroom | 8'1 x 11'11 |
| Below | Family Room | 19'9 x 15'1 | Main | Bedroom | 12'1 x 11'11 |
| Below | Bedroom | 14'10 x 15'1 | | | |
| Main | Kitchen | 11'3 x 10'2 | | | |
| Main | Dining Room | 9'6 x 10'2 | | | |

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|--------------------------------|------------|---------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,463 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Below | 3 | No |
| Finished Floor (Below): | 1,463 sqft | # Of Levels: | 2 | Main | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Legal Suite | Main | 4 | No |
| Finished Floor (Total): | 2,926 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Separate Entry | | | |
| Grand Total: | 2,926 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Welcome to your dream oasis in Campbell Valley! This stunning and extremely private 5.5-acre property is a pristine haven waiting for you. Featuring a spacious 4-bedroom, 3-bathroom country home, totalling 2926 sqft, this residence has it all. 2ND Residence is a manufactured home that boasts 4 spacious bedrooms with 3 full bathrooms. Enjoy the convenience of an attached two-car garage, plus an 848 sqft garage/workshop. The charming five-stall barn offers additional storage space. Enjoy stunning sunsets with views of the north mountains from your huge patio, which is perfect for entertaining. This property is truly one-of-a-kind income-producing property. Open House August 11th, Sunday, from 1-3 pm.