

<b>Depth/Size (ft):</b>	324	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1954
<b>Frontage (ft):</b>	98.59	<b>Bathrooms:</b>	1	<b>Age:</b>	70
<b>Lot Area: (sq.ft.)</b>	27,869.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,082.92
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	006-550-789

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,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>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Septic,Water

**Legal:** LOT 12, PLAN NWP31104, SECTION 15, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Workshop Detached

**Site Influences:** Paved Road,Private Setting,Private Yard,Rural Setting,Treed

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Johnston Meier Insurance Agencies & Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	14'8 x 11'7			
Main	Bedroom	14'10 x 9'3			
Main	Kitchen	13'11 x 10'			
Main	Living Room	14'5 x 13'7			
Main	Mud Room	12'8 x 7'11			
Main	Den	12'7 x 9'1			

<b>Finished Floor (Main):</b>	1,428 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,428 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,428 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Escape big city life without being far away! Beautiful family rancher on a 27,869 sq/ft lot with a charming farmhouse style. This home features many updates including kitchen with an open concept design, cozy wood burning fireplace 2 bedrooms plus a large den, (potentially 3rd bedroom?) and a durable metal roof. Large deck and garden beds out back. The property includes a large workshop, covered RV/boat storage, and plenty of open parking. Perfectly situated within walking distance to Lake Errok, it's an ideal spot for outdoor enthusiasts seeking space and tranquility. Perfect lot for the mechanic, toy collector, business owner or fun hobby farm, options are endless!

