

Depth/Size (ft):	333.47	Bedrooms:	4	Approx. Year Built:	2017
Frontage (ft):	100.00	Bathrooms:	4	Age:	7
Lot Area: (sq.ft.)	33,347.00	Full Baths:	3	Zoning:	A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,797.07
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	028-435-087

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Surrounding Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 2, PLAN BCP47067, SECTION 1, TOWNSHIP 4, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Rural Setting
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 10'2	Main	Bedroom	10'9 x 8'9
Main	Kitchen	12'6 x 11'6			
Main	Dining Room	7'6 x 7'6			
Main	Eating Area	5' x 7'			
Main	Primary Bedroom	12'2 x 10'4			
Main	Bedroom	9'2 x 9'2			
Main	Bedroom	8'2 x 8'3			

Finished Floor (Main):	1,513 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	1,513 sqft	Crawl/Bsmt Height:	5'	Main	3	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,513 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic setting for those who want more room to roam. A custom built 4 bedroom, 4 bathroom rancher style home on a 3/4 acre. This home has been very well cared for in and out. 2X6 construction, pot lights and skylights. 5 ft crawl space that has been dry since the day it was constructed in 2017. Every bedroom has its own bathroom. Over 400 sq ft of covered sundeck space including the veranda out front offering morning sun and the quiet patio area in the rear with mountain views. Fully fenced with mature hedging surrounding this property, offering plenty of privacy. Many options for parking vehicles, Rv's and opportunities for constructing a new shop/coach house etc. Currently the detached structure (14'x22')has a 3 piece bathroom and heat and would make a great cottage, hobby etc