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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 67.50 | Bedrooms: | 4 | Approx. Year Built: | 1959 |
| Frontage (ft): | 52.49 | Bathrooms: | 2 | Age: | 65 |
| Lot Area: (sq.ft.) | 17,424.00 | Full Baths: | 2 | Zoning: | RS1 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$3,892.68 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 002-113-066 |

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|-------------------------|-----------------------------------|-------------------------|------------------------------------|
| Style of Home: | 2 Storey,Rancher/Bungalow w/Bsmt. | Parking: | Total: 6 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt,Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate,Carpet | Fixtures Rmvd: | No |

View: Yes : Sumas Prairie & Mt. Baker

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 164 PLAN NWP67204 NWD DISTRICT LOT 353 GROUP 2, EXCEPT PLAN BCP38860.

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|-----------------|--------------|--------------|-------------|-------------|
| Main | Foyer | 3'6 x 4'7 | Main | Patio | 19'0 x 15'6 |
| Main | Dining Room | 17'10 x 7'0 | Below | Family Room | 28'9 x 15'3 |
| Main | Kitchen | 11'6 x 5'6 | Below | Storage | 5'4 x 6'8 |
| Main | Living Room | 17'5 x 15'3 | Below | Bedroom | 21'6 x 9'2 |
| Main | Family Room | 18'4 x 21'6 | Below | Bedroom | 10'0 x 9'2 |
| Main | Bedroom | 13'7 x 12'0 | | | |
| Main | Primary Bedroom | 11'4 x 15'10 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,611 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 1,173 sqft | # Of Levels: | 2 | Below | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,784 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,784 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Seize the chance to own nearly half an acre (17,424 sq. ft.) of prime real estate with breathtaking mountain and valley views. This elevated property features 4 spacious bedrooms, 2 baths, and an updated kitchen, providing a solid foundation for your vision. The living and family rooms capture stunning vistas but could use some updates to restore their full potential. A generously sized rec room offers plenty of space for family activities and gatherings. With privacy in mind, the home includes ample parking and a secluded driveway, all while maintaining quick access to the highway and the convenience of Delair Park nearby. What sets this property apart is the potential to assemble with the neighboring property, making it a unique opportunity for future development or a sound investment.