

<b>Depth/Size (ft):</b>	510	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	390.00	<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area: (Acres)</b>	4.60	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-16
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$10,410.77
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	005-127-840

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<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 - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Wood	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Other	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 11, PLAN NWP53583, SECTION 31, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Greenbelt,Private Setting,Private Yard,Treed

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	0' x 0'	Below	Laundry	0' x 0'
Main	Living Room	0' x 0'			
Main	Dining Room	0' x 0'			
Main	Primary Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			
Below	Recreation Room	0' x 0'			

<b>Finished Floor (Main):</b>	1,144 sqft	<b># Of Rooms:</b>	8	<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>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	1,144 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,288 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,288 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Rare Opportunity – Beautiful 4.6-Acre Property! For the first time on the market, this private and usable 4.6-acre property, one of the flattest lots in the area, offers endless possibilities. The land includes a main house in need of some TLC, along with a secondary old house and barn. With no restrictions, it's perfect for holding or building your dream home. Primarily valued for its land, this property is an ideal investment for those looking to create their own private retreat.