

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	1	Age:	32
Lot Area: (Acres)	5.03	Full Baths:	1	Zoning:	RH
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,842.42
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	007-003-609

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Propane Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains & Valley
Mgmt. Company:	
Complex / Subdiv:	Eastern Hillside
Services Connected:	Electricity,Septic
Legal:	PARCEL A, LOT 2, PLAN NWP34158, SECTION 21, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXPL PL 36774
Amenities:	
Site Influences:	Greenbelt,Private Setting,Private Yard,Treed
Features:	Dishwasher,Drapes/Window Coverings,Pantry,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 7'4	Bsmt	Storage	18'3 x 11'3
Main	Living Room	16'10 x 11'9	Bsmt	Utility	15'2 x 11'3
Main	Dining Room	10'4 x 11'9			
Main	Kitchen	10'1 x 10'9			
Main	Primary Bedroom	12'10 x 12'11			
Main	Bedroom	8'9 x 10'4			
Bsmt	Storage	37'3 x 13'4			

Finished Floor (Main):	986 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	986 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	995 sqft	Basement:	Full,Separate Entry,Unfinished			
Grand Total:	1,981 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Nestled on a serene 5-acre property in Eastern hillside, this charming 2-storey home offers a perfect blend of privacy and natural beauty. With 2 bedrooms, 1 bath, and an unfinished basement, there's ample potential for customization. The property features a double garage, providing plenty of space for vehicles, storage and RV parking. Surrounded by mature trees and a large yard, this space offers a peaceful retreat with mountain and valley views making this home an idyllic haven for nature lovers and those seeking tranquility. Just minutes away from The Falls golf course and less than a 10 min drive to easy HWY 1 Access!