

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1958
<b>Frontage (ft):</b>	788.00	<b>Bathrooms:</b>	2	<b>Age:</b>	66
<b>Lot Area: (Acres)</b>	9.08	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,169.05
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-344-845

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 9 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Rear
<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>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	Other,Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump,Propane Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 10, PLAN NWP18005, SECTION 8, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 11'5	Main	Solarium	7'2 x 23'1
Main	Dining Room	11'5 x 7'3	Below	Flex Room	20'9 x 10'6
Main	Kitchen	8'5 x 11'3	Below	Bedroom	13'6 x 10'11
Main	Primary Bedroom	15'11 x 9'11	Below	Bedroom	13'6 x 11'2
Main	Bedroom	12'5 x 10'7	Below	Storage	9'1 x 7'4
Main	Foyer	9'2 x 4'2	Below	Laundry	8'5 x 7'1
Main	Solarium	11'2 x 13'1	Below	Utility	9'1 x 7'4

<b>Finished Floor (Main):</b>	912 sqft	<b># Of Rooms:</b>	14	<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>	912 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,824 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	1,824 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to a well-maintained 3-bedroom, 2-bathroom rancher with a basement, set on a unique 9.8-acre property. While the home offers comfortable living, it's the property that stands out. Enjoy stunning views and tranquil surroundings from the solarium and private deck. The fully fenced grounds are a gardener's dream, featuring 2 large shops (100 amp each), 2 outbuildings, a greenhouse, and 2 ponds. With 200 amp service, a newer roof, updated windows, and a heat pump, the home is ready to enjoy. Perfect for those seeking space, privacy, and endless potential—plus a hot tub for relaxation. Don't miss this rare opportunity!