

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

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front,Rear
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	Other,Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump,Propane Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

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

Finished Floor (Main):	912 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	912 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,824 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	1,824 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

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!