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| Depth/Size (ft): | 619 | Bedrooms: | 4 | Approx. Year Built: | 1990 |
| Frontage (ft): | 193.00 | Bathrooms: | 4 | Age: | 34 |
| Lot Area: (Acres) | 2.74 | Full Baths: | 4 | Zoning: | RR7 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$6,523.67 |
| Rear Yard Exp: | North | | | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 015-569-292 |

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|-------------------------|---------------------------------------|-------------------------|--|
| Style of Home: | 2 Storey,Rancher/Bungalow w/Loft | Parking: | Total: 15 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Front,Side |
| Foundation: | | Parking: | Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Addition,Completely | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Propane Gas,Natural Gas | Distance to: | |
| Water Supply: | City/Municipal,Well - Shallow | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural 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: | | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT 2 SECTION 34 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 83984 |
| Amenities: | Air Cond./Central,In Suite Laundry,Storage,Swirlpool/Hot Tub |
| Site Influences: | Paved Road,Private Setting,Private Yard,Recreation Nearby,Treed |
| Features: | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert |
| Bylaw Restrict: | |
| Listing Broker(s): | Stonehaus Realty Corp. |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|------------|-------------|--------------|-------|----------|--------------|
| Main | Foyer | 6'10 x 4'9 | Main | Playroom | 11'7 x 15'5 | Main | Kitchen | 15'1 x 9'6 |
| Main | Living Room | 14'5 x 13'2 | Abv Main 2 | Laundry | 5'0 x 11'0 | Main | Laundry | 6'4 x 5'8 |
| Main | Dining Room | 7'0 x 12'0 | Abv Main 2 | Bedroom | 9'11 x 9'4 | Main | Bedroom | 12'6 x 15'2 |
| Main | Kitchen | 20'8 x 12'7 | Abv Main 2 | Bedroom | 9'11 x 11'3 | Main | Workshop | 20'2 x 15'10 |
| Main | Pantry | 4'6 x 4'4 | Main | Foyer | 8'3 x 9'1 | Main | Workshop | 15'4 x 15'8 |
| Main | Primary Bedroom | 11'8 x 11'11 | Main | Living Room | 25'10 x 13'7 | Main | Loft | 6'2 x 11'6 |
| Main | Walk-In Closet | 4'11 x 5'5 | Main | Dining Room | 19'3 x 12'0 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,062 sqft | # Of Rooms: | 20 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 521 sqft | # Of Kitchens: | 2 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 1,583 sqft | Crawl/Bsmt Height: | | Main | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,583 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

SEE VIRTUAL TOUR! If you have a generational property purchase in your future, look no further! Welcome to Ferndale Ave and your private enclave! This rare to find property features two detached, completely remodeled homes, situated on a 2.75 acre property! The main house has 3bed/3bath, and over 1600sqft. Sit on either of your covered patios or around the fire pit & listen to nature, soak in the gorgeous landscaping, mature trees & jaw dropping curb appeal. The possibilities at this one of a kind property are endless! Other details include multiple brand new outbuildings, luxury hot tub, quad trails & a freshly paved driveway w/ ample parking! Car lover? Mission raceway is just 5 mins away! If you're looking for an acreage to bring the whole family too, this is it!