

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	50
<b>Lot Area (sq.ft.):</b>	7,931.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,497.45
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-625-816

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS AND OCEAN
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	LOT 1 BLOCK 9 DISTRICT LOT 1575 PLAN 13432
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 14'4	Bsmt	Family Room	12'8 x 15'7
Main	Dining Room	12'8 x 10'1	Bsmt	Storage	11'3 x 15'2
Main	Kitchen	11'9 x 7'11	Bsmt	Office	11'9 x 10'0
Main	Primary Bedroom	12'8 x 18'1	Bsmt	Den	11'5 x 10'0
Main	Bedroom	11'5 x 11'9	Bsmt	Storage	18'11 x 25'4
Main	Bedroom	11'3 x 11'9	Bsmt	Storage	8'2 x 10'8
Bsmt	Recreation Room	20'11 x 15'7			

<b>Finished Floor (Main):</b>	1,657 sqft	<b># Of Rooms:</b>	13	<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	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	1,232 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,889 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	425 sqft	<b>Basement:</b>	Partly Finished			
<b>Grand Total:</b>	3,314 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to Lions Bay where MOUNTAIN AND OCEAN VIEWS will astound you. Perched on a sunny bluff this 5 Bedroom 2 bath home offers fabulous views throughout and is nestled on a 7931 sq ft CORNER LOT in the midst of the tranquility of nature with easy access to hiking trails & beaches just minutes away. Parking for 6 cars (with 4 in the garage) or your RV! This 1974 Rancher-with-basement style home is in original condition and awaits your ideas or BUILD YOUR DREAM HOME HERE. Conveniently located within walking distance to shopping, schools, and public transport, this property offers the perfect balance of remote living with ease of access to all amenities.