

<b>Depth/Size (ft):</b>	637.8	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	334.80	<b>Bathrooms:</b>	5	<b>Age:</b>	50
<b>Lot Area: (Acres)</b>	4.92	<b>Full Baths:</b>	5	<b>Zoning:</b>	RU-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,130.54
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-499-861

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Loft	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : View of Pond & trees

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** LOT 12 SECTION 16 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 37912

**Amenities:** Barn,Garden,Storage,Workshop Detached

**Site Influences:** Private Setting,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 7'3	Main	Primary Bedroom	13'1 x 11'11	Above	Walk-In Closet	4'8 x 6'3
Main	Kitchen	12'1 x 10'1	Main	Bedroom	13'10 x 12'1	Main	Living Room	7'4 x 12'9
Main	Living Room	12'11 x 15'4	Main	Bedroom	9'7 x 12'1	Main	Dining Room	8'9 x 12'9
Main	Dining Room	17'5 x 12'1	Main	Kitchen	9'2 x 11'7	Main	Kitchen	8'9 x 7'7
Main	Eating Area	11'11 x 12'3	Main	Bedroom	13'7 x 10'0	Main	Bedroom	16'1 x 10'6
Main	Family Room	23'8 x 13'5	Main	Living Room	12'1 x 12'9			
Main	Office	7'9 x 12'1	Above	Bedroom	16'0 x 15'4			

<b>Finished Floor (Main):</b>	3,166 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	360 sqft	<b># Of Kitchens:</b>	3	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	3	Yes
<b>Finished Floor (Total):</b>	3,526 sqft	<b>Crawl/Bsmt Height:</b>	3'	Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl	Main	3	Yes
<b>Grand Total:</b>	3,526 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

One of a kind, picturesque, acreage that looks like it could be used in the movies! Car buff? Horse lover? This is the property you have been waiting for! Riding ring, 3 stall barn w/ custom doors power & water, 3 fenced paddocks, 3 fenced /cross fenced fields & large hay loft! The massive shop has 400 amp service, hoist, compressed air~ bring your cars & hired help has a 1 bdrm, 1 bth suite! Home has a stunning like new, 1 bdrm, 1 bth side suite! Main house has vaulted ceilings in kitchen & living rm, bthrm w/ heated floors, well sized primary suite. Loft offers 1 bdrm, 1 bth but would make great flex space w/ access from both outside & main house! South facing deck looking at pond & trees & located on a quiet street w/ amazing neighbours~Mere minutes to all the amenities in Murrayville!