

Depth/Size (ft):	(3.42AC)	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	979.11	Bathrooms:	3	Age:	50
Lot Area: (Acres)	3.42	Full Baths:	3	Zoning:	RU1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,884.66
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	007-101-341

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely,Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	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:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT 15, PLAN NWP33934, PART NW1/4, SECTION 34, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, SEE 03475110-25 FOR MOBILE, MANUFACTURED HOME REG.# 75321. MHR# 75321 CSA# 17034
Amenities:	Garden,Playground,Storage,Workshop Attached,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal Pacific Tri-Cities Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'7 x 14'9	Main	Laundry	8'7 x 7'9	Below	Storage	6'10 x 5'2
Main	Bedroom	10'7 x 10'2	Main	Kitchen	10'7 x 11'3			
Main	Bedroom	9'8 x 10'4	Below	Family Room	17'11 x 24'1			
Main	Bedroom	10'7 x 15'5	Below	Flex Room	15'9 x 9'3			
Main	Living Room	15'7 x 9'8	Below	Recreation Room	23'5 x 14'4			
Main	Dining Room	11'6 x 14'	Below	Media Room	18'9 x 15'7			
Main	Solarium	5'8 x 24'	Below	Storage	5'8 x 8'9			

Finished Floor (Main):	1,820 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	1,661 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Main	3	No
Finished Floor (Total):	3,481 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,481 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

3.42AC, 2 houses sit at two sites, Charming& Functional Hobby Farm, triangle shaped, nestled in the heart of Strawberry Hills. Perfect for a family that loves the rural life! This Stunning property comes w/ an abundance of living space& privacy! This Refurbished 4bdrm/3bath Main house comes fully renovated w/so many updates& upgrades boasting over 3481sqft of total comfort! Gourmet kitchen, colossal rec/ media room, double garage. A refreshed 1348sqft mortgage helper/ airbnb. Mobilehome w/ 3bdrms/2bath, huge living-room w/ carport, S/S appliances&modern decor. Playground, beautiful patios, lush vegetable garden filled with various flowers& shrubs all year round, chicken coop, stable,riding arenas, gated/fenced yard for dogs. Paved driveway. Dont miss out on your chance to own the property!