

Depth/Size (ft):	2.07	Bedrooms:	4	Approx. Year Built:	1971
Frontage (ft):	141.17	Bathrooms:	2	Age:	53
Lot Area: (Acres)	2.07	Full Baths:	2	Zoning:	A2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,900.00
Rear Yard Exp:				For Tax Year:	
View:	Yes			P.I.D.:	008-767-114

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas, Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric, Natural Gas, Wood	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	LOT 13 SECTION 3 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN 8405
Amenities:	Barn, Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Real Broker B.C. Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	17'3 x 12'	Main	Bedroom	14' x 12'6
Main	Living Room	15'6 x 17'3	Main	Primary Bedroom	14'10 x 11'5
Main	Dining Room	11'5 x 11'5	Main	Foyer	10'5 x 5'6
Main	Kitchen	11'5 x 17'5			
Main	Laundry	10' x 8'5			
Main	Bedroom	11' x 8'			
Main	Bedroom	16'7 x 13'			

Finished Floor (Main):	1,981 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,981 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,981 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this amazing property is not only a peaceful countryside retreat but also close to COSTCO, School, and Highway 1. A flat, elevated 2.07-acre parcel in Arnold with excellent features. Includes a 1,330 sq. ft. barn/shop with stall, power, skylights, concrete floor, 14' door, and 15'4" ceiling. The kitchen boasts a skylight, eating area, computer desk, extra storage, and mountain views. Adjacent dining room features a bay window and mountain vistas. Spacious living and family rooms include a unique double-sided fireplace and access to a 20' x 26' partly covered deck. Master bedroom has a 4-piece ensuite, bay window, and walk-in closet. Laundry room with built-in cabinetry and garage with 220 power. New roof, Kitchen, and newer flooring throughout. Don't miss your chance to own it.