

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	159.77	Bathrooms:	3	Age:	52
Lot Area: (Acres)	1.87	Full Baths:	2	Zoning:	SR-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,427.35
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-286-590

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 15 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Lake
Mgmt. Company:	
Complex / Subdiv:	Fernridge
Services Connected:	Community,Electricity,Natural Gas,Septic,Storm Sewer,Water
Legal:	LOT 3 SECTION 14 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 72926
Amenities:	Barn,Garden,Storage,Workshop Detached
Site Influences:	Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 21'9	Main	Laundry	11'3 x 8'
Main	Dining Room	11'3 x 10'	Below	Foyer	13' x 8'
Main	Kitchen	11' x 10'	Below	Recreation Room	30' x 13'
Main	Eating Area	10' x 7'	Below	Nook	10' x 5'
Main	Primary Bedroom	14'6 x 13'			
Main	Bedroom	14' x 10'			
Main	Bedroom	11'6 x 11'			

Finished Floor (Main):	1,504 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,016 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,520 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,520 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover your slice of paradise with this LAKEFRONT acreage property, featuring a spacious 3 Bedroom home that blends comfort with scenic beauty. Perfect for families or those seeking a tranquil retreat, this large residence offers ample living space and invites you to enjoy picturesque views right from your doorstep. The property also includes a versatile barn/workshop, ideal for hobbies or storage along with abundant parking for all your needs. Whether you're looking to settle in and make it your own, envision building your dream home or a potential of sub-division into two lots, this exceptional property provides endless possibilities. Embrace the lifestyle you've always dreamed of - your lakeside oasis await!