

Depth/Size (ft):	254	Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):	171.00	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	43,560.00	Full Baths:	3	Zoning:	AL
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$5,683.19
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	002-253-895

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Mixed,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Farmland, Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	PARCEL A, LOT 5, PLAN NWP7047, SECTION 5, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, (REF PL 17180)
Amenities:	Barn,Garden
Site Influences:	Paved Road,Private Setting,Private Yard,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Vaulted Ceiling,Windows - Thermo,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 5'6	Above	Family Room	30'1 x 13'9
Main	Laundry	10'7 x 9'2	Above	Bedroom	9'10 x 12'7
Main	Kitchen	11'6 x 12'4	Above	Bedroom	13'2 x 18'9
Main	Solarium	13'10 x 16'3	Above	Bedroom	13' x 15'9
Main	Primary Bedroom	19'1 x 13'6	Above	Storage	9'8 x 3'7
Main	Living Room	16'4 x 14'8	Above	Storage	8'11 x 9'2
Main	Dining Room	14'7 x 14'5	Main	Utility	9'8 x 4'10

Finished Floor (Main):	1,777 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,482 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	3,259 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,259 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Gorgeous Country Estate on 1 Perfect Acre! Fully fenced w/electronic entrance gate. Double detached garage & 30'11 x 22'11 barn w/loft. Large lean-to for RV parking w/adjointing wooden deck, perfect for your out-of-town guests! Huge 2-story foyer greets you when you enter this beautiful home! Sprawling main level w/primary bdrm & ensuite w/soaker tub & sep. shower. Beautiful kitchen w/granite counters, eating bars & Stainless Steel appliances. Relax in the sunny solarium w/coffee bar & wine cooler. Formal dining room thru to cozy livingroom w/feature rock fireplace. Upper level has a "loft feel" w/3 bdrms, full bath & huge family-sized Media/Games room. Sliding doors on main lead to the 2/level deck w/gazebo for those relaxing summer days & cozy fire pit for chilly evenings. Check it out!