

<b>Depth/Size (ft):</b>	324.80	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	157.00	<b>Bathrooms:</b>	4	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	43,560.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SR-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,451.18
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	005-213-321

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 10
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Strawberry Hills
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 93, PLAN NWP54235, PART NE1/4, SECTION 3, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Pool; Outdoor,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Storage Shed,Swimming Pool Equip.
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 5'6	Main	Family Room	21'6 x 20'1
Main	Living Room	13' x 19'6	Main	Bedroom	10'7 x 12'2
Main	Dining Room	20'11 x 8'	Main	Laundry	6'1 x 11'1
Main	Kitchen	21' x 9'11			
Main	Primary Bedroom	13'1 x 22'4			
Main	Walk-In Closet	9'5 x 9'6			
Main	Bedroom	12'10 x 11'9			

<b>Finished Floor (Main):</b>	2,384 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	4	Yes
<b>Finished Floor (Total):</b>	2,384 sqft	<b>Crawl/Bsmt Height:</b>		Main	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,384 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to your private oasis! This fully renovated 2,400 sqft rancher sits on a peaceful 1 acre lot, blending modern luxury with natural tranquility. Featuring 3 spacious bedrooms and 4 beautifully updated bathrooms with attention to detail including a new roof, windows, siding, HVAC and air conditioning, this home is completely move-in ready. Enjoy the thoughtfully designed interior with custom built-in cabinets and more. Outside, you'll find a convenient automatic driveway gate, new patio, RV parking, a large pool perfect for entertaining plus a separate studio or home office. With a roughed-in 1 bedroom side suite and backing onto a picturesque ravine, this property offers unparalleled comfort, privacy, and space for all your needs.