

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1960
Frontage (ft):		Bathrooms:	3	Age:	64
Lot Area: (Acres)	3.05	Full Baths:	3	Zoning:	RR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,219.54
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	006-466-699

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 7
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	Community,Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Septic

Legal: LOT 15, PLAN NWP49746, SECTION 15, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Green House,In Suite Laundry,Workshop Detached

Site Influences: Paved Road,Private Setting,Rural Setting,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Smoke Alarm,Storage Shed,Water Treatment,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX Nyda Realty Inc., RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 13'5	Main	Primary Bedroom	14'9 x 11'0	Below	Storage	3'8 x 5'0
Main	Dining Room	14'4 x 18'4	Main	Walk-In Closet	7'1 x 4'9	Below	Utility	5'3 x 5'0
Main	Kitchen	13'10 x 18'10	Main	Bedroom	10'5 x 12'0			
Main	Pantry	5'1 x 7'10	Main	Bedroom	10'7 x 12'0			
Main	Laundry	5'1 x 6'9	Below	Bedroom	8'6 x 13'1			
Main	Mud Room	5'1 x 9'3	Below	Bedroom	8'6 x 13'3			
Main	Foyer	7'7 x 6'8	Below	Recreation Room	13'8 x 16'1			

Finished Floor (Main):	1,953 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	790 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,743 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,743 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Beautiful renovated home on 3 flat acres in lovely Ryder Lake! Enjoy tranquility in comfort! The large upgraded kitchen including s/s appliances, quartz countertops, lots of working space and seating. The cozy wood-burning fireplace, lots of natural light, and large rec room area makes this a great space to play and entertain. The outdoor space includes fenced-off areas for kids, pets, or livestock, and lots of room for gardening and hobby farming. Quality work and long-lasting materials have gone into the recent complete renovation. Gorgeous in the photos, even better in person! Book your viewing today!