

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	331.00	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (Acres)</b>	9.85	<b>Full Baths:</b>	2	<b>Zoning:</b>	A1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,411.14
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-477-957

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 13, PLAN NWP37585, PART NE1/4, SECTION 5, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Private Setting,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'8 x 13'6	Above	Bedroom	12'5 x 10'6
Main	Kitchen	12' x 14'8	Above	Bedroom	10'10 x 9'
Main	Nook	11' x 11'8	Above	Bedroom	11'8 x 11'8
Main	Dining Room	12' x 17'	Bsmt	Recreation Room	23' x 12'6
Main	Bedroom	10'2 x 10'8	Bsmt	Flex Room	29'6 x 11'6
Main	Laundry	11'8 x 6'8	Bsmt	Storage	11'10 x 10'
Above	Primary Bedroom	13'8 x 16'	Bsmt	Other	13' x 11'7

<b>Finished Floor (Main):</b>	1,344 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,068 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,068 sqft	<b>Suite:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	3,480 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,480 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

PRIME LOCATION!!! Total of 9.85 Acres, approximately 7 acres professionally planted in new Calypso Blueberries! Nicely updated well maintained home with a large living room & formal dining room, updated kitchen with newer appliances & breakfast nook. 4 bedrooms & 2 full bathrooms upstairs & powder bathroom on main. Bonus bedroom or office on the main with a large size mudroom/laundry room. Massive recroom below & remaining space is unfinished & ready for your ideas, can easily be suited with the existing separate entry. 2 Large barns 40x356/20x356 previously broiler barns tons of Power, possibilities for some great income! Storage shed for your toys or machinery & old farmhouse barn waiting to be brought back to life! This is a unique property with loads of potential don't miss out!