

<b>Depth/Size (ft):</b>	389.71	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	180.00	<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area: (Acres)</b>	5.60	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU16
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$11,572.25
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-215-781

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<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>	Balcny(s) Patio(s) Dck(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>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	LOT 2, PLAN NWP88380, SECTION 25, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,Green House,In Suite Laundry,Storage,Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc., Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Mud Room	12'0 x 20'0	Below	Bedroom	17'0 x 12'0
Main	Living Room	10'9 x 17'3	Below	Family Room	16'4 x 12'1
Main	Primary Bedroom	13'0 x 13'0	Below	Storage	16'0 x 13'9
Main	Bedroom	13'0 x 10'5			
Above	Bedroom	10'3 x 9'2			
Above	Bedroom	10'3 x 9'2			
Above	Bedroom	10'7 x 9'2			

<b>Finished Floor (Main):</b>	2,785 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,150 sqft	<b># Of Kitchens:</b>	0	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,185 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	5,120 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	5,120 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Welcome to 30957 GUNN AVE. Offered here is 5.6 acres of gently sloping land located in the heart of PHASE 1 of the new Silverdale Central Valley Neighborhood Plan. Servicing is just a couple lots away, which puts this one in the "ring" for being your next great subdivision option. The owner is currently working with land consultants, more information to come.

