

Depth/Size (ft):	463	Bedrooms:	8	Approx. Year Built:	1987
Frontage (ft):	475.00	Bathrooms:	3	Age:	37
Lot Area: (Acres)	4.99	Full Baths:	2	Zoning:	RU-3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,976.83
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	011-254-793

Style of Home:	2 Storey,Manufactured/Mobile	Parking:	Total: 20 - Covered: 10
Construction:	Frame - Wood	Covered Parking:	10
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	PARCEL "A" (EXPLANATORY PLAN 27615) LOT 2, DISTRICT LOT 22 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 7518. MANUFACTURED HOME REG.# 98768
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'5 x 18'8	Main	Utility	11'11 x 9'9
Main	Dining Room	13'8 x 11'2	Above	Primary Bedroom	18'2 x 13'10
Main	Kitchen	14'3 x 13'7	Above	Walk-In Closet	10'4 x 5'4
Main	Eating Area	13'9 x 11'11	Above	Bedroom	13'9 x 10'3
Main	Family Room	14'8 x 12'	Above	Bedroom	13'4 x 9'3
Main	Foyer	10'11 x 6'	Above	Bedroom	10'9 x 10'4
Main	Laundry	12'9 x 9'9	Above	Bedroom	13'5 x 10'4

Finished Floor (Main):	1,561 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,284 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	2,845 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,845 sqft	Beds In Bsmt:	0 / 8			
		# Of Pets:				

Stunning 5 Acre property with 2 Homes & RU-3 Zoning! This stunning acreage is flat, dry & fully usable. The main home has been well maintained & has a great layout featuring 5 bedrooms upstairs. Partially updated showcasing a large kitchen with new appliances & quartz counters. Oversized garage + a 60'3" X 32'9" detached shop with powder room situated right beside the home! Covered parking for 10 + vehicles. Enjoy stunning mountain views from anywhere on the property. The secondary home boasts 3 bedrooms & 2 baths, large kitchen & living room + laundry & tons of parking with a separate driveway & is situated at the opposite end of the property for total privacy. Large glass greenhouse. Properties with this zoning rarely become available. Great central location, close to everything.