

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	3	Age:	23
Lot Area: (Acres)	18.35	Full Baths:	3	Zoning:	RU-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,213.93
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	005-880-513

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s) & Deck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Septic,Water

Legal: LOT 9, PLAN NWP41018, PART SE1/4, SECTION 20, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 49428

Amenities:

Site Influences: Private Setting,Rural Setting,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast, eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	20'4 x 20'	Main	Bedroom	10'4 x 10'1	Below	Dining Room	9' x 8'7
Main	Living Room	12' x 15'3	Main	Bedroom	10'1 x 10'1			
Main	Dining Room	10'9 x 15'3	Main	Laundry	7'1 x 8'			
Main	Eating Area	9'6 x 10'	Below	Family Room	18'1 x 25'			
Main	Kitchen	12'11 x 12'11	Below	Kitchen	9'3 x 11'3			
Main	Foyer	5'10 x 4'6	Below	Primary Bedroom	16'4 x 10'4			
Main	Primary Bedroom	12'10 x 20'2	Below	Den	12'3 x 14'4			

Finished Floor (Main):	2,050 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,533 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,583 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,583 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

18.35 Acres in Campbell Valley. 3583 sf well maintained rancher with fully finished basement including 3 beds 2 baths on main floor and a huge 1533 sf 1 bed + den(2nd bed) suite in the basement with its own laundry, entrance and walk out patio. Great setup for multifamily. Property also has a 2nd structure with a 4153 sf workshop, a single bay garage/workshop and a 1 bed self contained suite w/ laundry. Lots of space for you to use and store all your toys on this sprawling property or use the extra amenities for generating revenue. The options are endless!! Book your private showing today.