

R2861469			72 STREET			\$8,8	00,000 (LP) (SP)
Board: F , Detached House with Acreage		County Li	ne Glen Valley				(SP) 1 💷 💯 M
		Days on Market		List Date: <b>3/20/</b>	2024	Expiry Date: 9	/20/2024
ARK PL ADD Sun		Previous Price:	\$0	Original Price: \$8,	800,000	Sold Date:	
		Meas. Type:	Feet	If new, GST/HST	_	Approx. Year B	
A State of the second s		Frontage (feet): Frontage (metre	•	Bedrooms: Bathrooms:	2 2	Age: Zoning:	88 RU-3
A REAL PROPERTY AND A REAL		Depth / Size:	93.18AC	Full Baths:	1	Gross Taxes:	\$3,014.75
ind the state the state of the state	Total	Lot Area (sq.ft.)		Half Baths:	1	For Tax Year:	2023
All All And Al	(Me	Lot Area (acres)	): <b>93.18</b>	Rear Yard Exp:		Tax Inc. Utilitie	s?: <b>No</b>
1,375		Flood Plain:	No		13-310-615	Tour: Virtual	Four URL
272 Street		View: Complex/Subdiv	Yes : MOU	NTAINS			
The second se		First Nation Res					
				, Natural Gas, Septi	c, Water		
		Sewer Type: Sewer Type:	eptic	Water	Supply: We	ll - Drilled	
tyle of Home: 2 Storey onstruction: Frame - Wood			Total Parking:	Covered Parking: Parking Avail., Carpo	Parking		
onstruction: Frame - Wood xterior: Wood			Driveway Finish:		ort & Garage	, Open	
oundation: Concrete Perimeter			Dist. to Public Tr			o School Bus:	,
enovations:	R	eno. Year:		Freehold NonStrata Registered Owner	l	Land Lease E	xpiry Year:
of Fireplaces: 2 R.I. Fireplaces:	R	ain Screen:	Property Disc.:	Yes:			
ireplace Fuel: Wood uel/Heating: Forced Air, Natural Gas		etered Water: .I. Plumbing:	Fixtures Leased:	No:			
utdoor Area: Balcny(s) Patio(s) Dck(s)	K	.i. Fidilibilig.	Fixtures Rmvd:	No:			
ype of Roof: Asphalt			Floor Finish:				
menities: Barn, Workshop Detached	I						Garbage: Water: Dyking:
ite Influences: Private Setting, Rural Sett	ting, Shopping	Nearby					Water:
ite Influences: Private Setting, Rural Sett eatures: CithWsh/Dryr/Frdg/Stve/	ting, Shopping /DW	-	Dimonsions	Elean Tura		Dimensions	Water: Dyking: Sewer: Other:
ite Influences: Private Setting, Rural Sett eatures: ClthWsh/Dryr/Frdg/Stve/ inished Floor (Main): 1,051 inished Floor (Above): 0	ting, Shopping	Nearby Type Living Room	Dimensions 12'10×11'	Floor Type		Dimensions x	Water: Dyking: Sewer: Other: Bathrooms
ite Influences: Private Setting, Rural Sett eatures: ClthWsh/Dryr/Frdg/Stve/ inished Floor (Main): 1,051 inished Floor (Above): 0 inished Floor (AbovMain2): 0	ting, Shopping /DW Floor Main Main	Type Living Room Kitchen	12'10x11' 12'3x13'2	Floor Type		x x	Water: Dyking: Sewer: Other: Bathrooms Floor #Po Main 4
ite Influences: Private Setting, Rural Sett eatures: ClthWsh/Dryr/Frdg/Stve/ inished Floor (Main): 1,051 inished Floor (Above): 0 inished Floor (AboVain2): 0 inished Floor (Basement): 0	ting, Shopping /DW Floor Main Main Main Main Main	Type Living Room Kitchen Dining Room Family Room	12'10x11' 12'3x13'2 12'3x7'6 19'9x19'	Floor Type		x x x x	Water: Dyking: Sewer: Other: Bathrooms Floor #Po Main
ite Influences: Private Setting, Rural Sett eatures: ClthWsh/Dryr/Frdg/Stve/ inished Floor (Main): 1,051 inished Floor (Above): 0 inished Floor (AbvMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 1,051 sq. ft.	ting, Shopping /DW Floor Main Main Main Main Main	Type Living Room Kitchen Dining Room Family Room Den	12'10x11' 12'3x13'2 12'3x7'6 19'9x19' 11'11x6'5	Floor Type		x x x x x	Water: Dyking: Sewer: Other: Bathrooms Floor #Po Main
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ite Influences: Private Setting, Rural Sett eatures: ClthWsh/Dryr/Frdg/Stve/ inished Floor (Main): 1,051 inished Floor (Above): 0 inished Floor (AbvMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 1,051 sq. ft. Infinished Floor: 1,051 irand Total: 2,102 sq. ft.	Floor Main Main Main Main Main Main Main Main	Type Living Room Kitchen Dining Room Family Room Den Bedroom	12'10x11' 12'3x13'2 12'3x7'6 19'9x19' 11'11x6'5 8'9x9'11 13'2x11'	Floor Type		x x x x x x	Water: Dyking: Sewer: Other: Bathrooms Floor #Po Main 4
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mountain views. Currently, the main house spans, 2,102 sqft. and offers 2 bedrooms, and 2 bathrooms and a mobile home is 980 sqft with 2 bedroom and 1 bathroom. The property also boasts 3 barns 4,500 sqft, 2,000 sqft and 1,200 sqft. Fertile soil and is great for growing various crops like blueberries, and vegetables or for any livestock and or equestrian farm. The location is convenient, close to Gloucester Industrial Park and other various amenities, and offers easy access to Fraser Highway, Highway #1 and the USA Border.

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