



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2423977
 Board: H
 House/Single Family

10063 WOODS ROAD

Chilliwack
 Chilliwack N Yale-Well
 V2P 6G6

Residential Detached

\$529,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$529,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	3	Age: 48
Lot Area (sq.ft.): 8,801.00	Full Baths:	2	Zoning: R1A
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,912.30
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-110-939
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas, Wood**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: Covered Parking: Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 62, PLAN NWP37999, DISTRICT LOT 335, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 16'2			x			x
Main	Bedroom	10'1 x 11'			x			x
Main	Kitchen	11'4 x 10'5			x			x
Main	Dining Room	12'4 x 11'4			x			x
Main	Master Bedroom	12'4 x 12'4			x			x
Main	Bedroom	10'6 x 9'9			x			x
Main	Bedroom	10'1 x 11'3			x			x
Bsmt	Recreation	25'9 x 26'1			x			x
Bsmt	Family Room	23'6 x 20'6			x			x
		x			x			x

Finished Floor (Main):	1,680	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,280	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,960 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,960 sq. ft.	Basement: Full	6				
		Bed not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Masters Realty** **Century 21 Creekside Realty (Luckakuck Wy)**

First time home buyer & INVESTMENT alert! Bring your ideas and creativity to this 4 bdrm, 3 bath home! Situated in the beautiful Little Mountain Area, close to Little Mountain Elementary! Enjoy the benefits of nearby shops, trails & more!



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Active
R2425760
Board: H
House/Single Family

46709 HOPE RIVER ROAD

Chilliwack
Fairfield Island
V2P 7L5

Residential Detached

\$685,000 (LP)

(SP)



Sold Date: Frontage (feet): **127.00** Original Price: **\$685,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Depth / Size: Bathrooms: **2** Age: **50**
Lot Area (sq.ft.): **9,060.00** Full Baths: **2** Zoning: **R1**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,253.33**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-385-467**
Tour:

View: **Yes: Mountains & Water**
Complex / Subdiv: **Fairfield Island**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2015**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Single, Garage; Single, Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 121, PLAN NWP36981, DISTRICT LOT 385, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'			x			x
Main	Dining Room	8' x 12'			x			x
Main	Living Room	20'8 x 13'8			x			x
Main	Master Bedroom	24' x 14'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	14' x 10'2			x			x
Main	Laundry	7'2 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,483	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	1,037	# of Levels:	2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3			No	Pool:
Finished Floor (Total):	2,520 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5			No	Grg Dr Ht:
Grand Total:	2,520 sq. ft.	Beds not in Basement:	3	6			No	
		Basement:	Fully Finished, Part	7			No	
				8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

This attractive rancher with basement home located in the preferred area of Fairfield Island sits nested back off the road with a view of the water just across the street and beautiful mountain scenery. Every room has had extra thought and time spent on updating. Newer Roof, vinyl windows, furnace and hot water tank. Hardwood floors and tile thru-out the main floor. In-law one bedroom suite downstairs with separate entrance. Hot Tub. Wrap around driveway, detached garage plus a carport. Fenced backyard. Young families, retirees, everyone will love this home.



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Active
R2417679
 Board: H
 House with Acreage

7405 MARBLE HILL ROAD

Chilliwack
 Eastern Hillside
 V4Z 1J5

Residential Detached

\$699,900 (LP)
 (SP)



Sold Date: Frontage (feet): **121.00** Original Price: **\$699,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1996**
 Depth / Size: Bathrooms: **3** Age: **24**
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **SR**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,845.89**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-010-199**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Natural Gas, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 11, PLAN LMP7391, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'			x			x
Main	Dining Room	12' x 12'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Den	10' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	10'6 x 9'			x			x
Above	Master Bedroom	15' x 12'			x			x
Bsmt	Bedroom	10' x 10'			x			x
Bsmt	Recreation	14' x 12'			x			x
		x			x			x

Finished Floor (Main):	1,173	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,103	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	737	# of Levels:	3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	No	Pool:
Finished Floor (Total):	3,013 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5				Grg Dr Ht:
Grand Total:	3,013 sq. ft.	Basement:	Part	6				
			Beds not in Basement:	7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order sale, 4 bedroom home, 3.5 baths on 1.218 acres. allow time for showings. OPEN HOUSE SATURDAY JANUARY 11TH, 1-3PM



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Active
R2427442
Board: H
House/Single Family

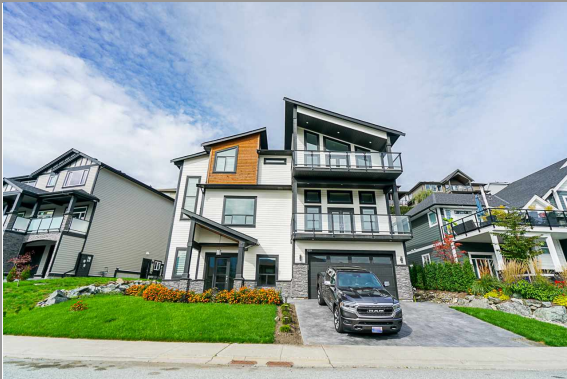
5359 ABBEY CRESCENT

Sardis
Promontory
V2R 0J6

Residential Detached

\$850,000 (LP)

(SP)



Sold Date: Frontage (feet): **64.00** Original Price: **\$850,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
Depth / Size: **105** Bathrooms: **4** Age: **3**
Lot Area (sq.ft.): **7,154.00** Full Baths: **4** Zoning: **R3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,904.33**
Rear Yard Exp: **Northwest** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-145-336**
Tour: **Virtual Tour URL**

View: **Yes: VALLEY RIVER & MOUNTAINS**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 126, PLAN BCP31276, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'2 x 20'	Above	Laundry	13'8 x 6'			x
Main	Kitchen	20' x 9'6"	Below	Foyer	16'10 x 10'			x
Main	Dining Room	20' x 11'8"	Below	Den	11'8 x 10'			x
Main	Media Room	22'10 x 16'4"	Below	Mud Room	10' x 6'10"			x
Main	Bedroom	16'4 x 14'6"	Below	Bedroom	11'8 x 10'10"			x
Main	Walk-In Closet	10' x 4'10"	Below	Kitchen	16'6 x 14'1"			x
Above	Recreation	18' x 16'4"	Below	Living Room	16' x 12'4"			x
Above	Master Bedroom	20' x 16'10"						x
Above	Bedroom	14' x 13'						x
Above	Bedroom	12'6 x 11'6"						x

Finished Floor (Main): 1,936	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,770	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 586	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total): 4,292 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total: 4,292 sq. ft.	Basement: Fully Finished, Separate Entry	6				
		7				
		8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Your new home search stops here! Beautiful home for the entire family with spectacular panoramic views of the Valley & Vedder River. Perched at the top of Promontory, close to elementary schools, hiking trails and parks. Quality built throughout this luxurious home offers 12' ceilings on main floor and vaulted ceiling upstairs. Fully finished basement with separate entry, two covered decks and spacious, double car garage. Don't wait, book your private viewing today!



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Active
R2421850
Board: H
House/Single Family

5133 CECIL RIDGE PLACE

Sardis
Promontory
V2R 6A1

Residential Detached

\$919,000 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$919,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**
Depth / Size: **98.21** Bathrooms: **0** Age: **10**
Lot Area (sq.ft.): **6,370.00** Full Baths: **0** Zoning: **R3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,517.53**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-309-718**
Tour:

View: **Yes: MOUNTAIN & VALLEY**
Complex / Subdiv: **PROMONTORY HEIGHTS**
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 49, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'	Above	Bedroom	12'10' x 11'8'			x
Main	Dining Room	12' x 12'	Above	Bedroom	12'10' x 11'8'			x
Main	Den	11'6' x 10'	Bsmt	Media Room	15'10' x 10'4'			x
Main	Kitchen	17'8' x 12'10'	Bsmt	Kitchen	8' x 7'			x
Main	Eating Area	10' x 8'6"	Bsmt	Living Room	14'3' x 9'8"			x
Main	Family Room	18' x 16'	Bsmt	Kitchen	9'3' x 6'6"			x
Main	Laundry	13' x 8'6"	Bsmt	Bedroom	11' x 10'8"			x
Above	Master Bedroom	17'8' x 14'	Bsmt	Bedroom	11' x 10'6"			x
Above	Bedroom	14'4' x 10'			x			x
Above	Bedroom	12'8' x 12'			x			x

Finished Floor (Main):	1,583	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,463	# of Kitchens: 3	1				Barn:
Finished Floor (Below):	0	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement):	1,561	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	4,607 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,607 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

This 4607 sq.ft., 3 level home features mountain views, hardwood floors, granite countertops and stainless steel appliances. This home has 5 beds and 3 bath up, while basement offers 2 additional suites, each with its own separate entrance. Court Ordered Sale.



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Active
R2415742
 Board: H
 House with Acreage

48696 MCGUIRE ROAD

Chilliwack
 East Chilliwack
 V4Z 1C7

Residential Detached

\$1,390,000 (LP)

(SP)



Sold Date: Frontage (feet): **252.00** Original Price: **\$1,390,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **IRREG** Bathrooms: **3** Age: **999**
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **AL**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$5,914.81**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-277-294**
 Tour: **Virtual Tour URL**

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, None, Water**
 Sewer Type: **Septic**

Style of Home: **3 Level Split, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Brick, Fibre Cement Board, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water: **Y**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Tile**

Legal: **LOT 1, PLAN NWP27222, SECTION 15, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub, Workshop Detached**

Site Influences:
 Features: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Recreation	15' x 20'	Above	Bedroom	11' x 11'			x
Main	Dining Room	21' x 12'	Above	Bedroom	11' x 12'			x
Main	Kitchen	14' x 14'	Above	Master Bedroom	16' x 12'			x
Main	Living Room	21' x 13'			x			x
Main	Flex Room	7' x 15'			x			x
Main	Laundry	10' x 6'			x			x
Main	Utility	10' x 6'			x			x
Main	Gym	14' x 14'			x			x
Main	Office	13' x 11'			x			x
Main	Foyer	11' x 9'			x			x

Finished Floor (Main): 1,654	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 584	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below): 310	# of Levels: 3	2	Above	4	No	Workshop/Shed: 47.5X4
Finished Floor (Basement): 0	Suite: Legal Suite	3	Main	3	No	Pool:
Finished Floor (Total): 2,548 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Part	6				
Grand Total: 2,548 sq. ft.	Bed not in Basement: 3	7				
		8				

Listing Broker(s): **Select Real Estate**

This very rare 2 acre property in a terrific location has a house , a 2400 sq ft shop with 16 ft ceilings and an attached 2 bedroom inlaw suite with a seperate entrance. The main house needs a significant upgrade. Please have a close look at the photos. The shop and inlaw suite are in good shape. This is a great opportunity to earn some sweat equity and create a wonderful place to call home for you and your family.