



Presented by:
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Active
R2209896

Board: F
House/Single Family

44271 BAYVIEW ROAD

Mission
Lake Errock
VOM 1N0

Residential Detached

\$334,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$334,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1990
Depth / Size: 107	Bathrooms:	3	Age: 27
Lot Area (sq.ft.): 8,560.00	Full Baths:	3	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,251.38
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-112-481
			Tour:

View: **Yes: Partial view of Harrison Bay**

Complex / Subdiv:

Services Connected: **Electricity, Septic**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Other**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Community**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

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: **Wall/Wall/Mixed**

Legal: **PL 22130 LT 45 LD 36 SEC 20 TWP 3 RANGE 30**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Rural Setting, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'0	Bsmt	Laundry	9'0 x 6'0			x
Main	Kitchen	10'0 x 9'0			x			x
Main	Eating Area	9'0 x 7'0			x			x
Main	Dining Room	11'0 x 7'6			x			x
Main	Master Bedroom	12'0 x 12'0			x			x
Main	Bedroom	10'0 x 9'6			x			x
Main	Bedroom	10'0 x 9'6			x			x
Bsmt	Recreation	15'0 x 14'0			x			x
Bsmt	Bedroom	12'0 x 11'6			x			
Bsmt	Den	12'0 x 12'0			x			

Finished Floor (Main):	1,100	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite:	3	Main	3	No	Pool:
Finished Floor (Total):	1,900 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt		No	Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Part	6				
Grand Total:	1,900 sq. ft.		7				
			8				

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

Wow!!! what a location, quite country settings. Approximate 1900 sq.ft finished area, 4 bedrooms, 3 full bath at Lake Errock. Basement entry home with double garage and back yard access. Quite country setting, excellent neighborhood to raise your family, quite rural setting. Partial view of Harrison Bay from the sundeck and back yard. Quiet no through road. Home needs TLC. Excellent opportunity to build sweat equity.