

1969 OSPREY LANE  
CAWSTON, BC

# *Home Information Sheet*

## *The House:*

- Year Built: 2022
- 2025 Assessment : \$966,000
- Metal roof
- Walls: 2 X 6
- Plumbed gas hook up for BBQ or outdoor heaters
- Fiber optic internet
- 2 yard lights
- Arlo Security: 6 perimeter cameras and 2 doorbell cameras
- 2021 Navien hot water on demand
- Custom Kitchen
- Custom Master Bedroom Closet Organizer
- Custom Linen Closet

## *Shop:*

- 984 sq ft shop with 18 ft ceilings
- Rolling 14 ft x 14 ft door
- 200 amp panel with additional 200 amp feed for future development
- 60A welder/air compressor
- Double drywall for sound proofing and fireproofing
- High bay LED lighting and air movers
- Hot and cold water plumbed in
- Propane gas heater with 80,000 BTU
- Tire rack and blue pallet shelves included
- Shop bench and shelves included

## *Heating & Cooling:*

- Heating is propane furnace and electric heat pump, both All American Standard
- Central air conditioning is electric, All American Standard

## *Average Costs:*

- Electricity: \$150/month on avg
- Propane: \$170/month on avg
- Propane: Yearly contract with Pogo tank. Rental cost \$201.60

## *Septic:*

- Installed 2022
- 2,1000 compartment septic system



## *The Land:*

- 6.58 acres
- 4 acres are farm production
- 1.5 acres pasture

## *Zoning:*

- ALR
- Electoral Area B-No zoning bylaw

## *Irrigation:*

- 2 wells: Domestic (50 GPM) and Irrigation (120 GPM) , both registered
- Excellent pump single phase to three phase. A variable frequency drive with all components Franklin Electric
- Wheel lines and wheel mover are new
- Entire 6.58 Acre property is irrigated, estimated cost \$150,000

## *Other Features:*

- Fully fenced except back pasture
- Creek at back of property
- RV hookup with electricity, gas & septic

