

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	166.60	Bathrooms:	3	Age:	51
Lot Area: (Acres)	1.15	Full Baths:	3	Zoning:	SR-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,392.94
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:				P.I.D.:	005-233-216

Style of Home:	Basement Entry	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Salmon River

Services Connected: Electricity,Natural Gas,Septic

Legal: LOT 23, PLAN NWP40367, PART SW1/4, SECTION 15, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 23'5	Bsmt	Family Room	13'6 x 30'2	Main	Solarium	24'5 x 25'6
Main	Kitchen	13'4 x 9'11	Bsmt	Recreation Room	13'7 x 23'5	Main	Office	13' x 12'9
Main	Dining Room	13'4 x 13'6	Bsmt	Bedroom	9'9 x 15'7			
Main	Primary Bedroom	12'1 x 13'9	Bsmt	Utility	13'6 x 15'1			
Main	Bedroom	9'10 x 12'7	Bsmt	Steam Room	9'9 x 6'4			
Main	Bedroom	13'4 x 10'2						
Main	Walk-In Closet	6'5 x 4'10						

Finished Floor (Main):	1,513 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,423 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,936 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,936 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

Desirable Williams Park location! 2936 sf, 4 bedroom, 3 full bath home with large double garage, 600 sf workshop with power/water, 40'x15' covered RV parking, 1400sf storage garage, welding shop & huge 620 sf enclosed sunroom. The 1.15 acres is flat, fully usable, offers great drainage, 30+ majestic cedars and PARKING for EVERYTHING you have! Some of the many features incl. new baths, windows, lighting, furnace, 250'+ deep well, 200 amp power, n/gas lines. The spacious home offers potential for a suite, small business & your growing family! Live, build new, work, the possibilities are endless! You are minutes to Hwy #1, Glover Rd. & everything that Langley/Fort Langley have to offer. Enjoy the country atmosphere, the privacy, the neighboring horses! This is a WOW!