

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	130.90	<b>Bathrooms:</b>	2	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	30,056.40	<b>Full Baths:</b>	1	<b>Zoning:</b>	SR-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,556.49
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	007-305-818

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 7 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Other	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Septic,Storm Sewer,Water
<b>Legal:</b>	LOT 57 SECTION 3 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 44103
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 6'9	Main	Primary Bedroom	12'1 x 14'1
Main	Living Room	18'8 x 13'5	Below	Storage	17'11 x 13'1
Main	Dining Room	10'1 x 10'10	Below	Storage	21'3 x 10'2
Main	Kitchen	7'11 x 10'6	Below	Utility	25'4 x 14'4
Main	Eating Area	8'5 x 10'6	Below	Storage	25'4 x 15'5
Main	Bedroom	10'7 x 10'3			
Main	Bedroom	10'5 x 10'3			

<b>Finished Floor (Main):</b>	1,371 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	1,371 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,742 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Unfinished			
<b>Grand Total:</b>	2,742 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

SALMON RIVER/STRAWBERRY HILLS highly sought after location! This 2742 sq ft 3 bedroom, 2 bathroom RANCHER with basement sits on a very well maintained 0.69 acre lot. Perfect starter home ready for your ideas or BUILD your dream home! Close proximity to #1 Hwy, Otter Co Op and Krause Berry Farms. Walking distance to North Otter Elementary, Steele and Williams Park. Act fast as this will not last in this high demand area, book your private viewing today!