

Depth/Size (ft):	200	Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):	117.00	Bathrooms:	3	Age:	48
Lot Area:		Full Baths:	3	Zoning:	R-1E
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,321.50
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	005-602-581

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View: Yes : Salmon river,pastures,mountain

Mgmt. Company:

Complex / Subdiv: Salmon River Ranch

Services Connected: Community,Electricity,Natural Gas,Septic,Water

Legal: LT.169 GRP.2 DL.80 LD.36 PL.44610

Amenities: Barn,Tennis Court(s)

Site Influences: Private Setting,Recreation Nearby,Rural Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 15'9	Main	Bedroom	10'11 x 10'6
Main	Dining Room	12'8 x 10'8	Main	Walk-In Closet	9'4 x 5'
Main	Kitchen	17'2 x 13'2	Main	Office	11'3 x 9'4
Main	Family Room	20'1 x 13'2	Main	Office	11'3 x 13'3
Main	Primary Bedroom	14'11 x 13'5	Main	Sauna	6'1 x 4'1
Main	Bedroom	11'9 x 9'5	Main	Foyer	18'1 x 5'
Main	Bedroom	10'11 x 9'7	Main	Patio	38'3 x 15'9

Finished Floor (Main):	2,939 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:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,939 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,939 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Salmon River Ranch! A rare opportunity to be part of this unique lifestyle."The Village merges with this 15 Acres Country Estate, on the western edge of Fort Langley, along the meandering Salmon river. Elegantly appointed completely updated 4 bedroom rancher.Over 2,900 sqft. plus a huge 685 sqft. patio, so that you can enjoy the pastoral views of your surroundings,with green pastures and Mountain view. You have a chance to have a share of the Salmon River Ranch and be part of the "ranch" , with horse boarding, tennis, canoeing, a riding ring,a dock and more.The sprawling rancher sits on over half an acre of land, with a bonus of possibly splitting the lot in two 12,000 sqft lots. in the future.A gardeners delight in quaint Fort Langley situated by the Salmon River. The house is part of t