

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):	166.00	Bathrooms:	5	Age:	14
Lot Area: (sq.ft.)	30,579.00	Full Baths:	4	Zoning:	RU-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,990.58
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	030-957-974

Style of Home:	2 Storey	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	2 - Total Units in Strata: 2
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Salmon River

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: STRATA LOT 2 SECTION 27 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5926 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Storage

Site Influences: Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Storage Shed

Bylaw Restrict: No Restrictions

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'11	Above	Flex Room	10'9 x 6'5	Abv Main 2	Laundry	7'1 x 5'10
Main	Dining Room	12'11 x 10'11	Above	Primary Bedroom	14'6 x 14'6	Abv Main 2	Bedroom	14'2 x 12'7
Main	Kitchen	19'11 x 15'0	Above	Bedroom	13'2 x 11'11			
Main	Family Room	26'11 x 15'11	Above	Bedroom	13'11 x 10'11			
Main	Eating Area	13'8 x 11'0	Abv Main 2	Living Room	19'1 x 13'4			
Main	Laundry	16'3 x 12'2	Abv Main 2	Dining Room	17'7 x 8'6			
Main	Primary Bedroom	18'4 x 15'0	Abv Main 2	Kitchen	11'1 x 10'0			

Finished Floor (Main):	2,558 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,126 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	3	No
Finished Floor (Total):	4,795 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl	Abv Main 2	4	Yes
Grand Total:	4,795 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Immaculate farmhouse style 2-storey on 0.7 acres in Salmon River. Spacious main level with maple hardwood floors, wainscoting, & crown moulding throughout. Tuscan old world kitchen with granite counters & high-end stainless appliances including DCS gas range & top-load DW. Bright eating area with sliding glass door to covered sitting area. Family room with gas fireplace & exquisite stone surround. Separate dining room & living room w/gas fireplace. Primary bedroom on main with two walk-in closets & spacious ensuite w/double sink & freestanding tub. 2nd bedroom upstairs with own ensuite, plus 2 additional bedrooms. Ample storage, triple garage, two sheds, & 4' crawlspace. Central A/C & newer generator. Manicured lawn & garden. Legal 1 bedroom upper suite w/side entry.