

Depth/Size (ft):	306.10	Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	136.15	Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	41,382.00	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,526.65
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	016-949-722

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 15 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	Salmon River Uplands
Services Connected:	Community,Electricity,Natural Gas,Water
Legal:	LOT 1 SECTION 11 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN NWP87742
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-Alliance R.E.S.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 12'	Main	Dressing Room	9'4 x 3'11
Main	Dining Room	18'1 x 12'	Main	Bedroom	11'7 x 10'
Main	Family Room	20'7 x 14'10	Main	Bedroom	11'2 x 9'7
Main	Kitchen	13'11 x 13'1	Main	Bedroom	9'10 x 9'8
Main	Eating Area	12'5 x 10'	Main	Laundry	9'2 x 6'9
Main	Foyer	6'11 x 6'11			
Main	Primary Bedroom	14'10 x 14'5			

Finished Floor (Main):	2,431 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	2	No
Finished Floor (Total):	2,431 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,431 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this executive ACREAGE with 2,431sqft rancher in Salmon River’s most-sought after area! Totally FLAT with NO creeks, easements, or right-of-ways. Connected to City Water. The SR-1 Zoning allows for 33% lot coverage (not in ALR!). Beautiful SOUTH-FACING backyard with mature landscaping and sprawling lawns. Spacious rancher with 4 Bedrooms and 3 Bathrooms. 2x6 Construction, new flooring and paint, in-floor radiant heating. 600sqft garage + LARGE Driveway with parking for 15 Cars + RV! A+ location on a very quiet and prestigious street. Close to all schools, shopping, highways, and amenities.