

Depth/Size (ft):	248.03	Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):	177.16	Bathrooms:	3	Age:	48
Lot Area: (Acres)	1.01	Full Baths:	3	Zoning:	SR-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,099.13
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	006-330-711

Style of Home:	Basement Entry	Parking:	Total: 9 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Other,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SALMON RIVER
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 50, PLAN NWP49085, PART SW1/4, SECTION 3, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn,Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	8'3 x 6'6	Main	Kitchen	11'8 x 11'6
Bsmt	Recreation Room	18'5 x 23'9	Main	Primary Bedroom	13'2 x 12'6
Bsmt	Utility	13'9 x 11'1	Main	Bedroom	10'10 x 11'3
Bsmt	Laundry	13'7 x 11'1	Main	Bedroom	8'6 x 11'3
Bsmt	Bedroom	13'11 x 12'4			
Main	Living Room	18'5 x 13'2			
Main	Dining Room	11'2 x 10'2			

Finished Floor (Main):	1,363 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Bsmt	4	No
Finished Floor (Below):	1,040 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	2,403 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,403 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Did you say Horses?! Absolutely gorgeous renovated top to bottom bsmt entry home on quiet street in always desirable Salmon River. Located on totally flat 1 Acre with no easements, right of ways or creeks. Upstairs features open concept main lvg area w/plank flrg, all white kitchen, granite counters, massive island & s/s appl. Plus 3bdrms, 2baths, Primary w/deluxe 3pce ensuite. Spectacular 14' x 26' covered patio w/vaulted cedar ceilings & glass railings overlooking completely private & immaculate back yard. Property features 65' x 132' Riding Ring + 2 stall hip roof barn (24'x32') w/turnouts & covered trailer parking. Plus 16' x 18' Shop with power & water. High Effic Furnace & Heat Pump for summer comfort. This special property has it all!