

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2009
Frontage (ft):	112.12	Bathrooms:	6	Age:	15
Lot Area: (sq.ft.)	29,185.00	Full Baths:	4	Zoning:	SR-1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$7,735.46
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	006-138-667

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 38, PLAN NWP46942 SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security System,Vacuum - Built In,Vaulted Ceiling,Water Treatment
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	14'3 x 14'1	Main	Bedroom	12'3 x 10'6	Bsmt	Games Room	18'2 x 16'5
Main	Kitchen	20'6 x 13'11	Main	Bedroom	14'8 x 10'6	Bsmt	Media Room	22'4 x 14'3
Main	Living Room	23'5 x 12'7	Main	Office	11'8 x 10'	Bsmt	Gym	17'6 x 14'
Main	Primary Bedroom	18'2 x 15'2	Main	Laundry	13'4 x 7'	Bsmt	Storage	10'8 x 14'2
Main	Walk-In Closet	10'7 x 6'2	Main	Pantry	4'9 x 4'2	Bsmt	Bedroom	13'8 x 9'10
Main	Bedroom	14'1 x 10'4	Main	Foyer	6'8 x 9'6	Bsmt	Bedroom	15' x 9'8
Main	Bedroom	14'1 x 10'4	Bsmt	Family Room	17'6 x 11'6	Bsmt	Walk-In Closet	5'3 x 4'2

Finished Floor (Main):	2,862 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	2,839 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	5,701 sqft	Crawl/Bsmt Height:		Main	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	Yes
Grand Total:	5,701 sqft	Beds In Bsmt:	2 / 7	Bsmt	2	No
		# Of Pets:				

WELCOME to your dream property located at the end of a very quiet street in the Salmon River area. This 2 level home was built with 2"x6" construction in 2009 & offers over 5,700 sq.ft. of living space. Featuring an open concept with vaulted ceilings in the Foyer & Living Room, complete with 7 spacious bedrooms and 6 bathrooms. The Primary Bdrm en-suite includes a double granite counter vanity, free standing tub & shower with double shower heads. The Kitchen features a huge island, commercial grade Wolf gas stove & 2 dishwashers. Sprawling across a massive 0.67 acre flat lot you'll enjoy a private like setting with 3 patios (2 open & 1 covered, includes hot tub, gas f/p & bbq hookup) plus a HUGE detached workshop (29'x18') & R/V parking with sanitary station. Walking distance to schools.