

<b>Depth/Size (ft):</b>	456 irreg	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	336.76	<b>Bathrooms:</b>	6	<b>Age:</b>	17
<b>Lot Area: (Acres)</b>	4.94	<b>Full Baths:</b>	4	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,121.03
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-446-295

<b>Style of Home:</b>	Carriage/Coach House,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 14 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Salmon River
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 92, PLAN NWP56348, PART SE1/4, SECTION 34, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP24172
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Rural Setting
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In,Pantry,Swimming Pool Equip.,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'2 x 16'5	Main	Bedroom	10'8 x 9'11	Bsmt	Gym	11' x 9'5
Main	Dining Room	16' x 11'5	Main	Bedroom	13' x 11'6	Bsmt	Storage	13'6 x 9'1
Main	Kitchen	13' x 12'7	Main	Mud Room	12'6 x 7'1	Bsmt	Other	67'5 x 22'6
Main	Eating Area	9'8 x 9'5	Main	Laundry	7'2 x 5'11	Bsmt	Utility	16' x 7'1
Main	Primary Bedroom	21'6 x 19'5	Main	Foyer	13'5 x 8'4	Above	Living Room	21'3 x 18'2
Main	Walk-In Closet	17'2 x 8'3	Bsmt	Bedroom	17'7 x 11'6	Above	Kitchen	17' x 11'10
Main	Den	16'5 x 11'	Bsmt	Recreation Room	39'5 x 18'3	Above	Bedroom	17'11 x 11'1

<b>Finished Floor (Main):</b>	3,302 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,062 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,745 sqft	<b>Suite:</b>	Legal Suite,Licensed Suite	Main	4	Yes
<b>Finished Floor (Total):</b>	6,109 sqft	<b>Crawl/Bsmt Height:</b>		Main	4	Yes
<b>Unfinished Floor:</b>	1,489 sqft	<b>Basement:</b>	Full,Partly Finished,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	7,598 sqft	<b>Beds In Bsmt:</b>	1 / 5	Above	2	No
		<b># Of Pets:</b>				

Picturesque 4.94 acre Salmon River estate property! Stunning 6500 sq ft rancher w/ walk-out basement & legal 1060 sq ft suite ("above" measurements) above detached 4 car garage. Bright & open main level w/hardwood flooring, living room w/double-sided fireplace, & multiple french doors leading to the rear deck & private, south-facing yard. Gourmet kitchen w/ island, stainless appliances incl. wall ovens & side x side fridge/freezer, eating area, & dining room. Primary (master) bedroom wing w/ bedroom, fireplace, spa-inspired 5 pc ensuite, & den/flex. 2 additional bedrooms w/ ensuites. Basement w/ bedroom, bathroom, rec rm, gym, & 67x22 unfinished area. Lower covered patio & new 18x36 pool. 30x60 vinyl-covered accessory building for truck & RV parking. Property is gated & fenced for animals.