

<b>Depth/Size (ft):</b>	200	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	117.00	<b>Bathrooms:</b>	3	<b>Age:</b>	48
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,321.50
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-602-581

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Salmon River Ranch

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** LT.169 GRP.2 DL.80 LD.36 PL.44610

**Amenities:** Barn,Tennis Court(s)

**Site Influences:** Golf Course Nearby,Private Setting,Recreation Nearby,Rural Setting

**Features:** Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Security System,Stove

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 15'9	Main	Bedroom	10'11 x 10'6
Main	Dining Room	12'8 x 10'8	Main	Walk-In Closet	9'4 x 5'0
Main	Kitchen	17'2 x 13'2	Main	Office	11'2 x 9'4
Main	Family Room	20'1 x 13'2	Main	Office	13'3 x 11'3
Main	Primary Bedroom	14'1 x 13'5	Main	Sauna	6'1 x 4'1
Main	Bedroom	11'9 x 9'5	Main	Foyer	18'1 x 5'0
Main	Bedroom	10'11 x 9'7	Main	Patio	18'3 x 15'9

<b>Finished Floor (Main):</b>	2,939 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	4	No
<b>Finished Floor (Total):</b>	2,939 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,939 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

The sprawling rancher sits on two building lots: over half an acre of land. Elegantly appointed completely updated 4 bedrooms plus. Over 2,900 sqft. plus a huge 685 sqft. patio, so that you can enjoy the pastoral views of your surroundings, with green pastures and mountain view. Salmon River Ranch! A rare opportunity to be part of this unique lifestyle. "The Village merges with this 15 Acres country estate, on the western edge of Fort Langley, along the meandering Salmon River." You have a chance to have a share pf the Salmon River Ranch and be part of the "Ranch" (Optional) with horse boarding, tennis, canoeing, a riding ring, a dock, and more. The building lots would be 12,500 sqft. each. Fantastic opportunity to enjoy the ranch and have a great investment at the same time.