

<b>Depth/Size (ft):</b>	899.93(5AC)	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1934
<b>Frontage (ft):</b>	242.13	<b>Bathrooms:</b>	2	<b>Age:</b>	90
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,519.54
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-615-331

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	PARCEL A (RP2996), PART S1/2 OF S1/2 OF NW1/4, SECTION 35, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EP13075
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 14'9	Above	Bedroom	9'6 x 9'8
Main	Dining Room	13'3 x 11'3	Above	Bedroom	8'1 x 11'6
Main	Kitchen	12'0 x 11'3	Above	Bedroom	7'1 x 12'1
Main	Den	12'7 x 9'4	Above	Den	8'7 x 8'1
Main	Foyer	9'5 x 6'3			
Main	Foyer	7'1 x 6'1			
Above	Bedroom	11'8 x 11'3			

<b>Finished Floor (Main):</b>	1,244 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	747 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,991 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,991 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

5 acres from the heart of Salmon River, Langley: 2,000 sq ft cozy home offers 4 bedrooms, 2 bathrooms and 2 dens. Barn size 1,100 sq ft. Country living minutes away from Otter CO-OP, JD Farms Specialty Turkey, Krause Berry Farms & Estate winery, BC Buzz Honey, Thunderbird Show Park.