

Depth/Size (ft):	595	Bedrooms:	Approx. Year Built:
Frontage (ft):	364.00	Bathrooms:	Age:
Lot Area: (Acres)	5.00	Full Baths:	Zoning: RU-3
Flood Plain:	No	Half Baths:	Gross Taxes: \$3,265.75
Rear Yard Exp:			For Tax Year: 2023
View:			P.I.D.: 006-581-692

Style of Home:		Parking:	
Construction:		Covered Parking:	
Exterior:		Parking Access:	
Foundation:		Parking:	
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	None	Title to Land:	Freehold NonStrata
Fuel/Heating:		Property Disc:	No
Outdoor Area:		PAD Rental:	
Type of Roof:		Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	
Legal:	LOT 6 SECTION 6 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 31334
Amenities:	
Site Influences:	Private Setting,Private Yard,Rural Setting
Features:	
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
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Finished Floor (Main):	sqft	# Of Rooms:	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	sqft	# Of Kitchens:			
Finished Floor (Below):	sqft	# Of Levels:			
Finished Floor (Bsmt):	sqft	Suite:			
Finished Floor (Total):	sqft	Crawl/Bsmt Height:			
Unfinished Floor:	sqft	Basement:			
Grand Total:	sqft	Beds In Bsmt:	/		
		# Of Pets:			

Location Location...Beautiful 5 acre building site in SALMON RIVER (BUILDING PERMIT READY for 5400 sq ft 2 story main house with detached triple car garage and legal suite above), backing onto the VANCOUVER ZOO (Major master plan zoo expansion on the way). A great location for a HOBBY FARM with ALR Taxes. Potential for Greenhouse, Vet clinic, Riding stables, Dog daycare and more. Spectacular location close to Highway 1. Build to suit option possible. Check with TOL for the possibility of an accessory building.

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