

<b>Depth/Size (ft):</b>	365.00(1AC)	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>	118.00	<b>Bathrooms:</b>	3	<b>Age:</b>	27
<b>Lot Area: (sq.ft.)</b>	43,453.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RU3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,193.70
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	012-700-592

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	6
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<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 - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Beautiful Mountain Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	PARCEL "A" (EXPLANATORY PLAN 24834) LOT 13 SECTION 7 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 2383
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 6'7	Main	Laundry	7'8 x 7'3
Main	Living Room	12'1 x 18'8	Above	Primary Bedroom	17'1 x 11'11
Main	Dining Room	12'8 x 11'11	Above	Walk-In Closet	12'1 x 4'10
Main	Kitchen	8'8 x 15'6	Above	Bedroom	12' x 12'4
Main	Eating Area	11'1 x 12'7	Above	Primary Bedroom	12'1 x 13'9
Main	Family Room	15'7 x 12'3	Above	Bedroom	10'3 x 11'8
Main	Den	12'1 x 9'4	Above	Recreation Room	25'11 x 15'3

<b>Finished Floor (Main):</b>	1,406 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	2,009 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Above	5	No
<b>Finished Floor (Total):</b>	3,415 sqft	<b>Crawl/Bsmt Height:</b>	4'00			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	3,415 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Completely flat & Rectangular 1 acre property with RU-3 zoning which allows 2 homes and 33% total lot coverage all on a quiet street in Salmon River just minutes to town!! Already on the property is a HUGE 59x32 SHOP w/high ceilings a bathroom, shower & office plus a BEAUTIFUL 3,400 CUSTOM 2 story home featuring a large living & dining room which leads to a open kitchen overlooking the family room & eating area w/oversized windows and tons of natural light + a bonus den on the main w/cheater ensuite & OVERSIZED double garage. Upstairs you will find a spacious primary bedroom w/WI closet, STUNNING mountain views, spa like ensuite w/jetted tub + 3 other large bedrooms & a BONUS large rec room/bedroom with wet bar! A rare package, properties like this don't come to market often!