

<b>Depth/Size (ft):</b>	297(1.13AC)	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	161.00	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (Acres)</b>	1.13	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,117.91
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	004-512-952

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Salmon River
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	PL NWP39786 LT 30 LD 36 SEC 4 TWP 11 PART NE 1/4.
<b>Amenities:</b>	Garden,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Private Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Aldercenter Realty, RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 17'	Main	Bedroom	10'4 x 12'
Main	Dining Room	13'8 x 11'5	Main	Walk-In Closet	8' x 6'5
Main	Kitchen	12'11 x 12'10	Main	Laundry	9'4 x 5'11
Main	Eating Area	5'4 x 6'9	Main	Foyer	8'1 x 9'3
Main	Family Room	8'9 x 15'5			
Main	Primary Bedroom	13'1 x 13'8			
Main	Bedroom	8' x 12'2			

<b>Finished Floor (Main):</b>	1,986 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	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>	Other			
<b>Finished Floor (Total):</b>	1,986 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,986 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

RANCHER AND GUEST COTTAGE ON 1 ACRE! ULTIMATE PRIVACY! Property feels like an enchanted garden! Renovated 2000 sq ft rancher with 3 bedrooms and 2 full bath. Inviting outside space with over 1000 sq ft of deck, patio kitchen area with built in BBQ. So nice for entertaining or relaxing. Property slopes down with dry gully (no water course) and then levels out at the cottage area. Totally separate from the main home with lovely private yard with pond, garden and bench areas. Gourmet kitchen in main home with chef inspired appliances, vaulted ceiling, beautiful bright open space. Renovations started 7 years ago and finished last year. Cottage finished last year is a studio with lovely kitchen, full bath and bedroom area, roof, windows and siding. Gardeners delight!