

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

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

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

Finished Floor (Main):	1,986 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	1,986 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,986 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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!