

Depth/Size (ft):	216	Bedrooms:	4	Approx. Year Built:	1975
Frontage (ft):	206.00	Bathrooms:	3	Age:	49
Lot Area: (Acres)	1.04	Full Baths:	1	Zoning:	SR-1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,382.53
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-536-108

Style of Home:	2 Storey,Split Entry	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Other,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Salmon River

Services Connected: Electricity,Natural Gas,Septic

Legal: LOT 72 SECTION 34 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 19696

Amenities: Air Cond./Central

Site Influences: Private Setting,Rural Setting

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'11 x 13'9	Bsmt	Storage	16'6 x 25'2
Main	Bedroom	10' x 10'10	Bsmt	Bedroom	9'1 x 11'10
Main	Bedroom	9'10 x 9'	Bsmt	Laundry	10'10 x 9'8
Main	Kitchen	11'2 x 8'5			
Main	Eating Area	5'10 x 11'2			
Main	Dining Room	9' x 11'7			
Main	Living Room	16'11 x 14'11			

Finished Floor (Main):	1,260 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,260 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	899 sqft	Basement:	Unfinished			
Grand Total:	2,159 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Calling all builders and renovators! Here is your opportunity to purchase a flat, 1 acre, CORNER lot to build your DREAM HOME & Shop in a very quiet and desirable area of Salmon River! The property currently has a split-level home in original condition with Air Conditioning and a mostly unfinished basement. The property is zoned SR-1 NOT in the ALR which allows for up to 33% lot coverage. Just a short distance to North Otter Elementary, D.W. Poppy Secondary and Highway 1, make this area great for families. Homes and great building lots in this area don't come for sale often, capitalize on this great opportunity Today! (Buyer to verify all building possibilities with Township Of Langley)