

Depth/Size (ft):	333.33	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	129.35	Bathrooms:	4	Age:	52
Lot Area: (Acres)	1.03	Full Baths:	3	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,094.22
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	001-575-678

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:	Completely	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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 88 SECTION 4 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 35789

Amenities: Workshop Detached

Site Influences:

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 7'6	Above	Bedroom	10'5 x 10'0
Main	Living Room	16'2 x 16'8	Above	Bedroom	10'5 x 11'1
Main	Dining Room	10'9 x 13'10	Bsmt	Family Room	15'5 x 22'9
Main	Kitchen	14'2 x 10'4	Bsmt	Bedroom	13'5 x 13'7
Main	Laundry	7'11 x 9'7			
Above	Primary Bedroom	12'10 x 14'1			
Above	Walk-In Closet	6'8 x 7'1			

Finished Floor (Main):	948 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	815 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	745 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,508 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,508 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Salmon River - this charming 2storey w/walkout basement home is set back from the road & is loaded w/character. Over 2,500sqft w/3bdrms plus flex rm/4th bdrm & 3.5baths. The home was extensively updated & modernized by local Lund Projects in 2011. Main floor features hardwood flooring, a new kitchen w/ SS appliances & granite counters, dining room, living room, large mudrm & a 2pc bath. Plenty of windows let in natural light & give views to the greenspace behind. Upper floor has 3bdrms incl. primary w/ 5pc ensuite & walkin closet. Daylight bsmt w/ family rm, 4th bdrm & full bath - potential to suite. Huge triple garage on the house + detached 26x21'5 workshop. New septic, new hot water on demand combi and A/C. All this located on a park like and private 1.03 Acre lot.