

Depth/Size (ft):	258 x Irreg	Bedrooms:	3	Approx. Year Built:	1962
Frontage (ft):	160.00	Bathrooms:	2	Age:	62
Lot Area: (sq.ft.)	40,075.00	Full Baths:	1	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,229.36
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	010-368-906

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Salmon River

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 25 SECTION 4 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 21292

Amenities: Green House,Swirlpool/Hot Tub,Workshop Detached

Site Influences: Private Setting,Rural Setting,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 14'8	Main	Foyer	7'3 x 3'10
Main	Dining Room	11'11 x 5'8	Main	Laundry	7'8 x 7'8
Main	Kitchen	12'1 x 9'11	Main	Mud Room	5' x 4'10
Main	Family Room	19'1 x 11'5	Below	Utility	18'2 x 11'3
Main	Primary Bedroom	15'1 x 12'4			
Main	Bedroom	12'4 x 9'1			
Main	Bedroom	14'5 x 11'8			

Finished Floor (Main):	1,542 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,542 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,542 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Private & peaceful country setting on nearly an acre! Lovingly maintained rancher w/newer contemporary kitchen & stainless steel appliances including gas stove. Living room w/gas fireplace plus a spacious family room. Updates include some triple pane windows & electric heat pump. Wired for back-up power generator. Huge composite sundeck overlooking serene backyard w/gas BBQ hookup & hot tub - perfect for entertaining. Car buffs will enjoy detached 30' X 25' shop complete w/220 power, 10,000lb two post hoist and 60 gallon compressor. Fully automated climate controlled greenhouse for your green thumb. Fabulous & highly desirable, quiet location - short walk to DW Poppy HS & Pederson Road school bus picks up right out front, easy access to Kelly Lake Trails, Langley City & freeway access.