

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1978
Frontage (ft):		Bathrooms:	3	Age:	46
Lot Area: (Acres)	1.04	Full Baths:	2	Zoning:	SR 1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,868.46
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	004-987-187

Style of Home:	Basement Entry	Parking:	Total: 8
Construction:	Brick,Frame - Wood	Covered Parking:	
Exterior:	Brick,Mixed,Wood	Parking Access:	Rear,Side
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : ravine greenbelt
Mgmt. Company:	
Complex / Subdiv:	Salmon River
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 91, PLAN NWP51552, PART NE1/4, SECTION 3,TOWNSHIP11,NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn,Storage
Site Influences:	Cul-de-Sac,Greenbelt,Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty, Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'5 x 12'7	Bsmt	Living Room	28'2 x 12'11
Above	Dining Room	15'5 x 12'7	Bsmt	Dining Room	25'10 x 12'6
Above	Kitchen	12'10 x 11'10	Bsmt	Bedroom	8'4 x 8'8
Above	Primary Bedroom	13' x 13'4	Bsmt	Laundry	12'10 x 4'11
Above	Bedroom	9'4 x 9'8	Bsmt	Kitchen	12'10 x 12'5
Above	Bedroom	10'1 x 11'5			
Bsmt	Bedroom	21'1 x 13'2			

Finished Floor (Main):	1,283 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,939 sqft	# Of Levels:	2	Above	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	3,222 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,222 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Captivating Real Estate Opportunity in Salmon River! Discover tranquility in this 5-bed, 3-bath Salmon River gem on a 1.04-acre lot zoned SR1. The home includes a separate living area in the basement, offering rental potential, or inlaw suite. Equine enthusiasts will love the barn with 2 stalls, tack room, paddock, and riding ring—all with water and power. Nestled in a quiet cul-de-sac, the private lot features a picturesque ravine, and outdoor bbq area for all your entertaining. Close to North Otter Elementary and D.W. Poppy Secondary, it's perfect for families. Embrace rural charm with suburban convenience.