

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	160.00	Bathrooms:	1	Age:	65
Lot Area: (sq.ft.)	14,400.00	Full Baths:	1	Zoning:	RU-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,260.75
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	008-867-836

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single, 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:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Salmon River

Services Connected: Electricity, Natural Gas

Legal: LOT 10, PLAN NWP20547, SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 10'	Main	Laundry	5'8 x 5'
Main	Living Room	16'3 x 15'3			
Main	Dining Room	12' x 8'			
Main	Study	12'7 x 6'			
Main	Bedroom	11' x 11'10			
Main	Bedroom	10' x 11'			
Main	Bedroom	8'2 x 7'			

Finished Floor (Main):	1,056 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,056 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,056 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Developer/Investment Opportunity in Salmon River, Langley! Approximately 14,400 sq ft Property Zoned RU-1 and not in the ALR. This Lovely Corner Property has a lovely mountain and is in a neighbourhood of Newer Homes on strata lots. The current Family Home is over 1,000 sq ft with 3 bedrooms, 1 bathroom and Open Concept living with newer roof, single garage & carport, asphalt driveway, and beautiful covered deck. Call to view, Please Do Not Walk on Property without an appointment.