



Presented by:  
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Langley, Salmon River  
**23757 53A AV, V2Z 2P2**

**MLS# F1426347**

Residential Detached  
**Active**



List Price: \$685,000 Previous Price:  
 Original Price: \$685,000

Complex/Subdiv: Strawberry Hill/Poppy

Frontage:	161.00 ft	Bedrooms:	4	PID:	008-690-928
Depth/Size:	297 (1.098)	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	47,817	Full Baths:	2	Approx Yr Blt:	1972
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	42
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,240 (2013)
Flood Plain:		Zoning:	SR-1		

View: N  
 Serv. Connected: Electricity, Natural Gas, Septic

Style of Home:	2 Storey	Total Parking:	10	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	RV Parking Avail., Garage; Double		
Exterior:	Wood, Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Wood			Possession:	
Renovations:	Partly	Reno Year:	2004	Title to Land:	Freehold NonStrata
Flooring:	Mixed, Wall/Wall/Mixed			Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP39900 LT 34 LD 36 SEC 4 TWP 11  
 Amenities: Storage  
 Site Influences: Private Yard, Central Location, Golf Course Nearby  
 Features Incl: Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 8'	Bsmt	Storage	24' X 15'			X
Main F.	Dining	10' X 11'						X
Main F.	Living Room	15' X 12'						X
Main F.	Family Room	12' X 11'						X
Main F.	Eating Area	7' X 11'						X
Above	Master Bedroom	13' X 12'						X
Above	Bedroom	11' X 11'						X
Above	Bedroom	10' X 10'						X
Above	Bedroom	10' X 10'						X
Above	Attic	20' X 15'						X

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	11	<b>Bathrooms</b>	
Main Floor Area SqFt:	1,109	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	834	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	Part	4	
Total Finished Floor SqFt:	1,943	Suite:	None	5	
				6	
Unfinished Floor:	350			7	
Grand Total Floor Area:	2,293			8	

Listing Broker(s): Royal LePage - Wolstencroft

Fantastic, LEVEL and all useable 1.1AC in Quiet, low traffic location. Older home with new Shake roof, newer kitchen, Vinyl Windows. Some renovations also include walk in tub in Ensuite Bth. 1900+ sqft of living space PLUS loads of storage in unfinished, part basement. Fully fenced with electric gate. City water has been approved and is on its way. This is a one family home on the market for the first time. Drive by first before appointments. Thanks.