



Presented by:  
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Langley, Salmon River  
**27565 43 AV, V4W 1R9**

**MLS# F1436555**

Residential Detached  
**Active**



List Price: \$879,900 Previous Price:  
 Original Price: \$879,900

Complex/Subdiv:

Frontage:	337.00 ft	Bedrooms:	5	PID:	008-660-654
Depth/Size:	631 (4.44 A)	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	193,406	Full Baths:	3	Approx Yr Blt:	2008
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	7
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,362 (2014)
Flood Plain:		Zoning:	RU-3		

View: Y - Pastoral views front and back  
 Serv. Connected: Electricity, Natural Gas, Septic

Style of Home:	Basement Entry	Total Parking:	Covered Parking: 6
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail., Garage; Double
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	
Flooring:	Mixed, Wall/Wall/Mixed	Possession:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Heat/Fuel:	Baseboard, Electric	Seller's Interest:	Registered Owner
No. of Fireplaces:	1	Mortgage Info:	\$0
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:	
Outdoor Area:	Sundeck(s)	Property Disclosure:	Y
Pad Rental:		Out Buildings:	Barn Sz: 12 x 10/Workshop Sz: 48 x 24'4
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL NWP39972, LT 27, LD 36, SEC 32, TWP 13  
 Amenities: Storage, Workshop Detached  
 Site Influences: Private Setting, Private Yard, Rural Setting, Cleared, Central Location, Golf Course Nearby  
 Features Incl: Storage Shed, Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	20' X 13'	Bsmt	Den	12' X 8'			X
Main F.	Dining	20' X 10'8	Bsmt	Family Room	17'6 X 13'			X
Main F.	Living Room	25' X 15'	Bsmt	Games Room	22' X 8'10			X
Main F.	Master Bedroom	18' X 10'8	Bsmt	Utility	18' X 8'			X
Main F.	Walk-In Closet	9' X 6'			X			X
Main F.	Bedroom	12' X 10'6			X			X
Main F.	Bedroom	11'9 X 10'8			X			X
Bsmt	Bedroom	14'3 X 12'			X			X
Bsmt	Bedroom	12'9 X 10'6			X			
Bsmt	Walk-In Closet	10' X 7'9			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	14	<b>Bathrooms</b>	
Main Floor Area SqFt:	1,857	# Kitchens:	1	1 4 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Up SqFt:	0	Finished Levels:	2	2 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Down:	0	Crawl/Bsmt Height:		3 3 Piece; Ensuite: Y; Level: Below	
Finished Floor Bsmt SqFt:	1,800	Basement Area:	Full, Fully Finished	4	
Total Finished Floor SqFt:	3,657			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	3,657			8	

Listing Broker(s): Royal LePage - Wolstencroft

Peaceful & Private Property. Great Family Home and Great Family acreage. Just under 5 acres of mostly cleared and useful land at the end of a No Through Rd. Basement style home nearly 3500 sqft with 5 bdms, 3 bathrms, and a Kitchen to drool over. No shortage of cupboards or countertops here! Attached Dble Garage, 30X24 Workshop PLUS a 4 bay Workshop 48X24. Small barn too! Just a fantastic opportunity to live in the country but be close to Hwy 1 and the US border. Enjoy the summer evenings on the approx 500 sqft Sundeck!...Bring the kids, the pets, the toys and more.