



Address: 3068 Yankee Flats Road, Salmon Arm, BC V1E 3K6
Date: September 10, 2019

Home Details:
Garage size: 24' x 32' (pole barn)
Furnace Age: Original
Date last serviced: 2 years
Windows Age: Original
Roof Age:
HW Tank Age: 3 years
AC Age: NA
Hot Tub Age: NA
Septic System Age: Original (est 1974)
Date last pumped: 3 years
Fridge Age: 10 years
Stove Age: 10 years
Dishwasher Age: NA
Microwave Age: 8 years
Washer/Dryer Age:
Pool Age: NA

Hydro Bill:(Summer) \$75 (Winter) \$125 or Average
Gas Bill:(Summer) NA (Winter) NA or Average
Sewer/Water/Garbage/Recycling Pick-up: NA Days?
Internet Provider: Cable Provider:
Where we receive our mail: Across street Nearest Transit: NA
School Catchment: Silver Creek/J.L Jackson/Salmon Arm SS Bus pick-up? Across street

Why I love this home:
Quiet area
Quadding / horseback to Crown land
Good neighbours
Nice family home
Space to do what you want

NOTES - UPDATES - SPECIAL FEATURES:
600' Well: 1.5 gpm, 400' static level with 1200 gallon cistern

As a courtesy, the Seller has provided this additional information that is approximate and accurate to the best of the Seller's knowledge. If the Buyer deems any of this information material to the purchase of this property, the Buyer should verify the information independently.