R2900361 House with Acreage

4471 248 STREET LANGLEY

Salmon River, V4W 1E1

Depth/Size (f	ft):	659.00	Bedrooms:	6		Approx. Year Bu	uilt: 201	6
Frontage (ft)):	30.00	Bathrooms:	5		Age:	8	
Lot Area: (Ad	cres)	1.49	Full Baths:	4		Zoning:	SR	-1
Flood Plain:			Half Baths:	1		Gross Taxes:	\$11	,862.87
Rear Yard Ex	xp:	West				For Tax Year:	202	23
/iew:						P.I.D.:	029	9-823-790
Style of Hom		3 Storey		D	arking:	Total: 20 - Cover	od: 3	
Construction		Frame - Wood			overed Parking:	3	eu. 5	
		Mixed			arking Access:	0		
Exterior: Foundation:					arking:	Garage; Triple, RV Parking Avail.		
Rain Screen:	-				ocker:	Galage, hipic, h	v i anting / wall.	
Renovations					nits in Dev:			
of Fireplac		2 - Fuel: Natural Gas			istance to:			
Vater Supply		City/Municipal			itle to Land:	Freehold NonStr	ata	
uel/Heating	-	Forced Air,Natural Gas			roperty Disc:	Yes		
Outdoor Are	-	Balcny(s) Patio(s) Dck(s)			AD Rental:	100		
Type of Roof		Asphalt			ixtures Leased:	No		
Floor Finish:		Hardwood			ixtures Rmvd:	No		
	-							
View: Mgmt. Comp Complex / Se Services Col Legal: Amonities:	Subdiv:	Salmon River Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond (Control In Suite	SECTION 34, TOWN			DISTRICT		
Mgmt. Comp Complex / Si Services Co	subdiv: onnected: ces: ric:	Electricity,Natural Gas,Se	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y	oor,Swirlpool/Hot T /ard,Shopping Nea	Гub arby		wirlpool, Vaulted C	Ceiling,Wine Cooler
Agmt. Comp Complex / Si Gervices Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	ubdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp.	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y /Dryr/Frdg/Stve/DW,I	oor,Swirlpool/Hot T ⁄ard,Shopping Nea Drapes/Window Co	Tub arby overings,Garage Door	Opener,Hot Tub Spa/S		
Igmt. Comp Complex / Si Gervices Con Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok	ubdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y /Dryr/Frdg/Stve/DW,I	oor,Swirlpool/Hot T ⁄ard,Shopping Nea Drapes/Window Co Type	Tub arby overings,Garage Door Dimensions	Opener,Hot Tub Spa/St	Туре	Dimensions
Igmt. Comp Complex / Si Gervices Cor Legal: Amenities: Site Influenc Geatures: Bylaw Restri Sylaw Restri Sylaw Restri Sylaw Restri Ioor Lioor	subdiv: prinected: ces: ric: ker(s): Type Living Room	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions 1 22'0 x 18'2	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private N /Dryr/Frdg/Stve/DW,I Floor Main	oor,Swirlpool/Hot T ⁄ard,Shopping Nea Drapes/Window Co Type Bedroom	Tub arby overings,Garage Door	Opener,Hot Tub Spa/S Floor Above	Type Bedroom	Dimensions 11'2 x 18'6
Igmt. Comp Complex / Si Gervices Col Legal: Amenities: Site Influenc Features: Bylaw Restri Goat Listing Brok Listing Brok Listing Brok	subdiv: onnected: ces: ric: cer(s): Type Living Room Kitchen	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions 22'0 x 18'2 15'4 x 11'1	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private N /Dryr/Frdg/Stve/DW,I Floor Main Main	oor,Swirlpool/Hot T ⁄ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6	Opener,Hot Tub Spa/St	Type Bedroom Family Room	Dimensions 11'2 x 18'6 15'4 x 14'3
Agmt. Comp Complex / Si Services Col Legal: Amenities: Site Influence Features: Bylaw Restri Gatures: Bylaw Restri Listing Brok Listing Brok Cloor Aain Aain	subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions n 22'0 x 18'2 15'4 x 11'1 n 13'0 x 13'2	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private N /Dryr/Frdg/Stve/DW,I Floor Main Main Main	oor,Swirlpool/Hot T /ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry Storage	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6 11'9 x 6'7	Floor Above Below	Type Bedroom Family Room Games Room	Dimensions 11'2 x 18'6 15'4 x 14'3 14'11 x 27'8
Mgmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Cloor Aain Main Main Main	subdiv: ponnected: ces: fic: cer(s): Type Living Room Kitchen Dining Room Den	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions n 22'0 x 18'2 15'4 x 11'1 n 13'0 x 13'2 11'11 x 12'5	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private N /Dryr/Frdg/Stve/DW,I Floor Main Main	oor,Swirlpool/Hot T ⁄ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6	Opener,Hot Tub Spa/So Floor Above Above	Type Bedroom Family Room Games Room Family Room	Dimensions 11'2 x 18'6 15'4 x 14'3 14'11 x 27'8 22'5 x 17'6
Mgmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Aain Main Main Main	subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Den Foyer	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions 122'0 x 18'2 15'4 x 11'1 13'0 x 13'2 11'11 x 12'5 10'9 x 7'2	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y /Dryr/Frdg/Stve/DW,I Floor Main Main Main Main Above	oor,Swirlpool/Hot T /ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry Storage Storage	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6 11'9 x 6'7 11'9 x 25'11	Opener,Hot Tub Spa/S Floor Above Below Below Below	Type Bedroom Family Room Games Room Family Room Utility	Dimensions 11'2 x 18'6 15'4 x 14'3 14'11 x 27'8 22'5 x 17'6 16'6 x 10'2
Mgmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Aain Main Main Main Main Main	subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Den Foyer	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions n 22'0 x 18'2 15'4 x 11'1 n 13'0 x 13'2 11'11 x 12'5 10'9 x 7'2 droom 15'4 x 19'1	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y /Dryr/Frdg/Stve/DW,I Floor Main Main Main Main	oor,Swirlpool/Hot T /ard,Shopping Nea Drapes/Window Co Bedroom Laundry Storage Storage Bedroom	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6 11'9 x 6'7 11'9 x 25'11 17'2 x 19'9	Opener,Hot Tub Spa/Sv Floor Above Below Below	Type Bedroom Family Room Games Room Family Room	Dimensions 11'2 x 18'6 15'4 x 14'3 14'11 x 27'8 22'5 x 17'6
Mgmt. Comp Complex / Si Services Cor Legal: Amenities: Site Influenc Features: Bylaw Restri Jatin Restri Listing Brok Floor Main Main Main Main Main	subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Den Foyer Primary Bed Walk-In Clos	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions $22'0 \times 18'2$ $15'4 \times 11'1$ m $13'0 \times 13'2$ $11'11 \times 12'5$ $10'9 \times 7'2$ droom $15'4 \times 19'1$ set $8'3 \times 9'5$	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private N /Dryr/Frdg/Stve/DW,I Floor Main Main Main Above Above Above	oor,Swirlpool/Hot T /ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry Storage Storage Bedroom Bedroom Walk-In Closet	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6 11'9 x 6'7 11'9 x 25'11 17'2 x 19'9 12'2 x 15'8 12'2 x 3'8	Floor Above Above Below Below Below Below Below	Type Bedroom Family Room Games Room Family Room Utility Family Room Kitchen	Dimensions 11'2 x 18'6 15'4 x 14'3 14'11 x 27'8 22'5 x 17'6 16'6 x 10'2 13'0 x 12'6 9'5 x 14'3
Mgmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Listing Brok Cloor Main Main Main Main Main Main Main	subdiv: ponnected: ces: fic: cer(s): Type Living Room Kitchen Dining Room Den Foyer Primary Bed Walk-In Close por (Main):	Electricity,Natural Gas,Se LOT 1, PLAN EPP57568, Air Cond./Central,In Suite Central Location,Golf Cou Air Conditioning,ClthWsh/ Stonehaus Realty Corp. Dimensions $22'0 \times 18'2$ $15'4 \times 11'1$ $13'0 \times 13'2$ $11'11 \times 12'5$ $10'9 \times 7'2$ droom 15'4 $\times 19'1$ set 8'3 $\times 9'5$ 2,449 sqft	SECTION 34, TOWN Laundry,Pool; Outdourse Nearby,Private Y /Dryr/Frdg/Stve/DW,I Floor Main Main Main Above Above Above # Of Rooms:	oor,Swirlpool/Hot T /ard,Shopping Nea Drapes/Window Co Type Bedroom Laundry Storage Storage Bedroom Bedroom Walk-In Closet	Tub arby overings,Garage Door Dimensions 12'1 x 12'5 7'10 x 6'6 11'9 x 6'7 11'9 x 25'11 17'2 x 19'9 12'2 x 15'8 12'2 x 3'8	Floor Above Below Below Below Below Below Below Below Below Below	Type Bedroom Family Room Games Room Family Room Utility Family Room Kitchen # of Pieces	Dimensions 11'2 × 18'6 15'4 × 14'3 14'11 × 27'8 22'5 × 17'6 16'6 × 10'2 13'0 × 12'6 9'5 × 14'3 Ensuite?
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Custom built luxury dream home in Salmon River, first time on the market! Over 6,000 sq ft, perfectly designed for a large family and entertaining. Step through the grand 8 ft front door, and fall in love with the 17 ft ceilings and 12 ft nano doors that open to the backyard and pool. Formal dining room features a dual fireplace and veneer brick. Two bedrooms on main floor, with the option for a 3rd. Upper floor has 3 bedrooms plus loft. 16" of space, soundbar & double drywall between bright above ground legal suite and rec room. 600 amp service at road, w/ 400 to house. In ground pool plus hot tub, and heated outdoor seating area with fireplace. Plans for detached shop available, power and septic already in place. Panhandle lot set back off 248 for added privacy. Call today.

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