## R2855020 House with Acreage

## **5255 244 STREET LANGLEY**

Salmon River, V2Z 1H7

**Residential Detached** \$1,789,000 (LP)

000-909-939

Depth/Size (ft): 286(1.09AC) Frontage (ft): 165.00 1.09 Lot Area: (Acres) Flood Plain: Nο Southwest Rear Yard Exp:

Bedrooms: 5 2 Bathrooms: **Full Baths:** 2 Half Baths: 0 Approx. Year Built: 1982 Age: 42 SR1 Zoning: **Gross Taxes:** \$5,787.84 For Tax Year: 2023

Style of Home: Construction:

Rancher/Bungalow w/Bsmt.

Frame - Wood

Yes

Exterior: Vinyl

Foundation:

Rain Screen: No Completely Renovations: # of Fireplaces: 1 - Fuel: Wood Water Supply: Well - Shallow

Fuel/Heating: Forced Air, Natural Gas

**Outdoor Area:** Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Asphalt

Floor Finish: Laminate, Mixed Parking:

**Covered Parking:** 

**Parking Access:** Front

Parking: Locker:

Open, RV Parking Avail.

P.I.D.:

Total: 6

Title to Land: **Property Disc:** 

Freehold NonStrata

Yes

**PAD Rental:** 

Units in Dev:

Distance to:

**Fixtures Leased:** No Fixtures Rmvd: No

View: Yes: Ravine

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

LOT 126 SECTION 3 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 64151 Legal:

Amenities:

Private Setting, Private Yard Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Pantry,Storage Shed,Water Treatment,Windows - Thermo

**Bylaw Restric:** 

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	18'7 x 15'9	Below	Kitchen	9'6 x 11'3
Main	Kitchen	9'11 x 20'	Below	Family Room	19'5 x 19'9
Main	Dining Room	9'10 x 20'	Below	Bedroom	14'8 x 9'10
Main	Primary Bedroom	11'6 x 11'7	Below	Bedroom	11'2 x 11'3
Main	Bedroom	9'10 x 11'5	Below	Bedroom	10'5 x 11'2
Main	Pantry	5'8 x 7'4	Below	Den	21'1 x 13'9
Main	Laundry	10'3 x 7'4	Below	Laundry	19'6 x 9'6
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Finished Floor (Main): 1,412 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 1,749 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 3,161 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 3,161 sqft # Of Rooms: 14 # Of Kitchens: 2 # Of Levels: 2 Suite: Other

Crawl/Bsmt Height:

Basement: Fully Finished

**Beds In Bsmt:** 0/5

# Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main 4 Nο **Bsmt** 4 No

Very Private acreage on a no thru road in Strawberry Hills area. This wonderful country home has had many lovely updates. An entertainers will enjoy the Large bright family sized kitchen with a huge island. The party sized deck off the kitchen looks over the large lush lawn, trees and a private Ravine. No neighbors! Property has New Septic system (2023). A new Well pump & new UV filter. All new windows in 2016. Room for extended family. Total of 5 Bedrooms! additional hobby & work space. Daylight basement with easy backyard access & patio. A beautiful location for nature lovers & enjoy a low maintenance acreage. Fully fenced & lots of area to garden too.