## R2880121 House with Acreage

## 24664 52 AVENUE LANGLEY

Salmon River, V2Z 1E2

**Residential Detached** \$2,449,999 (LP)

002-363-852

Depth/Size (ft): 304 Bedrooms: 8 Approx. Year Built: 1974 Frontage (ft): 162.00 Bathrooms: 4 Age: 50 SFD **Full Baths:** 3 Zoning: Lot Area: (Acres) 1.13 Flood Plain: Half Baths: **Gross Taxes:** \$1,067.85 For Tax Year: Rear Yard Exp: South 2023

Total: 10 - Covered: 0 Style of Home: 2 Storey Parking:

Construction: Frame - Wood,Log **Covered Parking:** Exterior: Stucco **Parking Access:** Front

Foundation: Parking: Open, RV Parking Avail. Rain Screen: Locker: Renovations: Units in Dev:

2 - Fuel: Natural Gas, Wood # of Fireplaces: Distance to: Water Supply: Well - Shallow Freehold NonStrata Title to Land:

Fuel/Heating: Electric, Natural Gas **Property Disc:** Yes **Outdoor Area: PAD Rental:** 

Type of Roof: Asphalt **Fixtures Leased:** No Fixtures Rmvd: Floor Finish: Mixed, Tile No

View: No

Mgmt. Company:

Complex / Subdiv: Strawberry Hills Services Connected: Electricity, Natural Gas

LOT 72, PLAN NWP58272, PART SE1/4, SECTION 3, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Barn, Garden, Guest Suite, In Suite Laundry

Fenced Yard

Golf Course Nearby, Rural Setting Site Influences: Features: ClthWsh/Dryr/Frdg/Stve/DW

No

**Bylaw Restric:** 

Listing Broker(s): Greyfriars Realty Ltd.

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	15'6 x 14'10	Above	Bedroom	11'7 x 11'10	Below	Living Room	12'7 x 12'7
Main	Dining Room	11'6 x 15'6	Above	Bedroom	11'2 x 17'1	Below	Kitchen	10'3 x 7'9
Main	Kitchen	12'2 x 11'2	Above	Bedroom	8'6 x 11'0	Below	Eating Area	10'3 x 6'2
Main	Family Room	8'11 x 12'5	Above	Laundry	8'6 x 6'3	Below	Office	10'0 x 7'4
Main	Storage	15'4 x 7'6	Below	Bedroom	10'3 x 10'5	Abv Main 2	Bedroom	11'3 x 14'8
Main	Storage	9'5 x 6'8	Below	Bedroom	10'2 x 10'9	Abv Main 2	Bedroom	11'3 x 10'7
Above	Primary Bedroom	16'7 x 11'11						

Finished Floor (Main): 1,299 sqft # Of Rooms: 22 **Bathroom Floor** # of Pieces Ensuite? Finished Floor (Above): # Of Kitchens: 2 Main 2 Nο 0 saft Finished Floor (Below): 905 sqft # Of Levels: 2 Main 4 No Finished Floor (Bsmt): 893 sqft Suite: Legal Suite Above 4 Nο Finished Floor (Total): 4,396 sqft Crawl/Bsmt Height: Above 4 No **Unfinished Floor:** 0 sqft Basement: Full, Fully Finished **Grand Total:** Beds In Bsmt: 0/8 4,396 sqft # Of Pets:

Multi Family opportunity. Fantastic flat usable 1.14 Acres, quiet location, only 5 mins to Highway 1. Large 4396 sq ft. Home, 4 Bedrms in the main house, a 2 Bedroom LEGAL suite w/ sep. Laundry and a 2 Bdrm "Nanny quarters". Newer Windows, 40 yr Roof and Furnace - 8 yrsold. Newer exterior paint, new Gutters and downspout. Property is nicely laid out with room for horses. It has a small Barn area, fenced paddocks, horse shelter and chicken coop with nesting boxes. A garden with raised beds, raspberries, blueberries, an orchard with cherry trees, yellow plum and purple plum, a pear and apple trees. A flower garden with beautiful dahlias and, of course, a cement fire pit to enjoy. Thunderbird horse facility, Otter Coop 5 min drive away. Walking distance to North Otter school. Not in ALR

P.I.D.: