R2883979 House with Acreage

23456 44 AVENUE LANGLEY

Salmon River, V2Z 2V2

Residential Detached
\$3,300,000 (LP)

buse with Acreage		Salmon				
epth/Size (ft):	373(1.30AC)	Bedrooms:	5	Approx. Year Buil	lt: 2016	3
rontage (ft):	151.00	Bathrooms:	4	Age:	8	
ot Area: (Acres)	1.30	Full Baths:	3	Zoning:	RU-1	1
ood Plain:		Half Baths:	1	Gross Taxes:	\$6,8	30.00
ear Yard Exp:	South			For Tax Year:	2023	3
iew:				P.I.D.:	029-	640-512
yle of Home:	2 Storey w/Bsmt.,3 St	torey	Parking:	Total: 12 - Covered	d: 2	
onstruction:	Frame - Wood		Covered Parking:	2		
terior:	Vinyl		Parking Access:	Front		
undation:			Parking:	Garage; Double		
in Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	3 - Fuel: Natural Gas		Distance to:			
ater Supply:	Well - Drilled		Title to Land:	Freehold Strata		
el/Heating:	Electric, Forced Air, Na	tural Gas	Property Disc:	Yes		
utdoor Area:	Sundeck(s)		PAD Rental:			
pe of Roof:	Asphalt		Fixtures Leased:	No		
oor Finish:	Laminate		Fixtures Rmvd:	Yes		
lgmt. Company: omplex / Subdiv: ervices Connected:	Electricity,Natural Gas STRATA LOT 2 SECT	s,Septic,Water ION 33 TOWNSHIP 10 NEW WES	TMINSTER DISTRICT STRAT	A PLAN EPS2775 TOGE	THER WITH AN	INTEREST IN TH
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures:	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf	•	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea	RATA LOT AS SHOWN O		INTEREST IN TH
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric:	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea	RATA LOT AS SHOWN O		INTEREST IN TH
gmt. Company: omplex / Subdiv: ervices Connected: agal: nenities: te Influences: eatures: rlaw Restric: sting Broker(s):	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener	RATA LOT AS SHOWN O	N FORM V	
Imt. Company: mplex / Subdiv: rvices Connected: gal: nenities: e Influences: atures: law Restric: sting Broker(s):	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor	RATA LOT AS SHOWN O Irby Type	DN FORM V	sions
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: vatures: vlaw Restric: sting Broker(s):	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt	RATA LOT AS SHOWN O Irby Type Living Room	DN FORM V Dimen 14'9 x	sions 13'1
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: daw Restric: sting Broker(s): oor	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen	DN FORM V Dimen 14'9 x 17'3 x	sions 13'1 7'
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s): oor hin hin	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom	TION 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen Bedroom	DI FORM V Dimen 14'9 x 17'3 x 15'9 x	sions 13'1 7' 10'6
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): 	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf CithWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen	DN FORM V Dimen 14'9 x 17'3 x	sions 13'1 7' 10'6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re twe/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen Bedroom	DI FORM V Dimen 14'9 x 17'3 x 15'9 x	sions 13'1 7' 10'6
gmt. Company: pomplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): 	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen Bedroom	DI FORM V Dimen 14'9 x 17'3 x 15'9 x	sions 13'1 7' 10'6
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: daw Restric: sting Broker(s): 	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re twe/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen Bedroom	DI FORM V Dimen 14'9 x 17'3 x 15'9 x	sions 13'1 7' 10'6
gmt. Company: pmplex / Subdiv: ervices Connected: ggal: menities: te Influences: watures: vlaw Restric: sting Broker(s): por ain ain ain ain ain ain	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Floor Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Irby Type Living Room Kitchen Bedroom	DI FORM V Dimen 14'9 x 17'3 x 15'9 x	sions 13'1 7' 10'6
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s): oor hin hin hin hin hin hin hin hin hin hin	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10'	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O rrby Type Living Room Kitchen Bedroom Bedroom	Dimen 14'9 x 17'3 x 15'9 x 13'6 x 9	sions 13'1 7' 10'6 9'6
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s): oor hin hin hin hin hin hin hin hin hin hin	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom 1,256 sqft	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Rei tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10' # Of Rooms:	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Living Room Kitchen Bedroom Bedroom	Dimen 14'9 x 17'3 x 15'9 x 13'6 x # of Pieces	sions 13'1 7' 10'6 9'6 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s): oor hin hin hin hin hin hin hin hin hin hin	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf CithWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom 1,256 sqft 366 sqft	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Rei tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10' # Of Rooms: # Of Kitchens:	T ENTITLEMENT OF THE STR creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt 11 2	RATA LOT AS SHOWN O rby Type Living Room Kitchen Bedroom Bedroom Bedroom Bedroom	Dimen 14'9 x 17'3 x 15'9 x 13'6 x 4	sions 13'1 7' 10'6 9'6 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain bove nished Floor (Main): nished Floor (Below): nished Floor (Bsmt):	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf CithWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom 1,256 sqft 366 sqft 0 sqft	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Rei tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10' # Of Rooms: # Of Kitchens: # Of Levels:	T ENTITLEMENT OF THE STR creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 3	RATA LOT AS SHOWN O rby Type Living Room Kitchen Bedroom Bedroom Bedroom Bedroom	Dimen 14'9 x 17'3 x 15'9 x 13'6 x 13'6 x 4 2	sions 13'1 7' 10'6 9'6 Ensuite? No No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove nished Floor (Main): nished Floor (Above): nished Floor (Below): nished Floor (Below): nished Floor (Total):	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom 1,256 sqft 366 sqft 0 sqft 1,256 sqft	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	T ENTITLEMENT OF THE STR creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 3	RATA LOT AS SHOWN O rby Type Living Room Kitchen Bedroom Bedroom Bedroom Bedroom Main Main Above	Dimen 14'9 x 17'3 x 15'9 x 13'6 x 13'6 x 4 2 3	sions 13'1 7' 10'6 9'6 Ensuite? No No Yes
iew: Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): Ioor lain	STRATA LOT 2 SECT COMMON PROPERT None Central Location,Golf ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage - Wolst Type Great Room Kitchen Bedroom Bedroom Laundry Den Primary Bedroom 1,256 sqft 366 sqft 0 sqft 1,256 sqft 2,878 sqft	TON 33 TOWNSHIP 10 NEW WES TY IN PROPORTION TO THE UNI Course Nearby,Private Setting,Re tve/DW,Drapes/Window Coverings tencroft Dimensions 23' x 17'3 12'6 x 11'3 11'2 x 9'3 11'2 x 9'3 9'2 x 6'3 7'11 x 7'8 15' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	T ENTITLEMENT OF THE STF creation Nearby,Shopping Nea ,Garage Door Opener Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 3 Legal Suite	RATA LOT AS SHOWN O rby Type Living Room Kitchen Bedroom Bedroom Bedroom Bedroom Main Main Above	Dimen 14'9 x 17'3 x 15'9 x 13'6 x 13'6 x 4 2 3	sions 13'1 7' 10'6 9'6 Ensuite? No No Yes

Rural living that is only 2 minutes away from Murrayville town center. Fabulous flat totally usable 1.295 acre property on a quiet country street. Enter into the open living and dining room with soaring vaulted ceilings providing a bright and spacious living area with laminate floors. A lovely appointed kitchen with quartz counters, stainless steel appliances including a gas stove. Two bedrooms and two bathrooms on the main floor with the "private" primary bedroom suite upstairs including 2 walk-in closets, a gas fireplace and full ensuite. Extra storage in the basement plus a legal 2 bedroom suite with laundry to help with the mortgage. A peaceful and serene acreage for your animals.Located in the "Fraser Highway Employment Lands Area Plan" makes this a smart and savvy investment!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.