## 24195 60 AVENUE LANGLEY

Salmon River, V2Z 2G5

<b>Residential Detached</b>
\$1,799,000 (LP)

Depth/Size (			·	Salmon River, V	22 205			¢1,735,000 (El
Deptil/Size (	(ft):		Bedrooms:	4		Approx. Year Bu	<b>Jilt:</b> 198	7
Frontage (ft)		31.69	Bathrooms:	3		Age:	38	
Lot Area: (A	-	1.24	Full Baths:	3		Zoning:	SR	-1
Flood Plain:	-	No	Half Baths:	0		Gross Taxes:	\$6,0	019.48
Rear Yard E	xp:					For Tax Year:	202	24
View:		Yes				P.I.D.:		-727-033
Style of Hon	ne:	Rancher/Bungalow w/Bsr	nt	P	arking:	Total: 9 - Covere	d: 2	
Construction:		Frame - Wood			overed Parking:	2		
Exterior:		Vinyl			arking Access:	– Front		
Foundation:		,			arking:	Garage; Double,	RV Parking Avail.	
Rain Screen					ocker:	;	<b>3</b>	
Renovations					nits in Dev:			
# of Fireplac	ces:	2 - Fuel: Natural Gas		D	istance to:			
Water Supply:		Well - Shallow			itle to Land:	Freehold NonStrata		
Fuel/Heating		Forced Air			roperty Disc:	Yes		
Outdoor Are	5	Balcny(s) Patio(s) Dck(s)			AD Rental:			
Type of Roo		Asphalt			ixtures Leased:	No		
Floor Finish		Mixed		Fi	ixtures Rmvd:	No		
View:		Yes : Mountains						
Mgmt. Com	pany:							
Complex / S								
•								
Services Co	onnected:	Electricity, Natural Gas, Se	ptic					
		Electricity, Natural Gas, Se LOT 2 SECTION 10 TOW		TMINSTER DIST	RICT PLAN 71412			
Services Co Legal: Amenities:		-		TMINSTER DIST	RICT PLAN 71412			
Legal:		LOT 2 SECTION 10 TOW	NSHIP 11 NEW WES					
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Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok	ces: ric: ker(s): Type	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,I Royal LePage - Wolstenc Dimensions	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W	Yard,Rural Settir Iolstencroft <b>Type</b>	ng Dimensions	Floor	Туре	Dimensions
Legal: Amenities: Site Influent Features: Bylaw Restr Listing Brok Floor Main	ces: ric: ker(s): Type Foyer	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,I Royal LePage - Wolstenc <b>Dimensions</b> 6'3 x 7'3	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main	Yard,Rural Settir /olstencroft <b>Type</b> Laundry	Dimensions 7'7 x 12'10	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Floor Floor Main Main	ces: ric: ker(s): Type Foyer Living Room	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,I Royal LePage - Wolstenc <b>Dimensions</b> 6'3 x 7'3 12'4 x 19'5	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Main	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage	Dimensions 7'7 x 12'10 21'0 x 11'4			
Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Floor Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road, Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Main Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Listing Brok Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road, Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Main Below Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedro	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road, Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below Below Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedr Walk-In Close	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,f Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11 et 5'5 x 5'0	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below Below Below Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room Kitchen	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok The State Main Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedro	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road, Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below Below Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6	Below	Bedroom	12'9 x 14'10
Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedr Walk-In Close Bedroom	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,I Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 00m 13'10 x 13'11 2t 5'5 x 5'0 9'9 x 10'6	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room Kitchen Utility	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6 5'2 x 9'4	Below Below Bathroom Floor	Bedroom Bedroom	12'9 x 14'10 12'10 x 14'8 Ensuite?
Legal: Amenities: Site Influent Features: Bylaw Restr Listing Brok Main Main Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedre Walk-In Close Bedroom Door (Main): Door (Above):	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,f Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11 et 5'5 x 5'0 9'9 x 10'6 1,385 sqft 0 sqft	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below Bel	Yard, Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room Kitchen Utility 10	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6 5'2 x 9'4	Below Below Below Bathroom Floor Main	Bedroom Bedroom # of Pieces 3	12'9 x 14'10 12'10 x 14'8 <b>Ensuite?</b> Yes
Legal: Amenities: Site Influent Features: Bylaw Restr Listing Brok Main Main Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedr Walk-In Close Bedroom Door (Main): por (Above): por (Below):	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,f Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11 et 5'5 x 5'0 9'9 x 10'6 1,385 sqft 0 sqft 1,358 sqft	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Below	Yard,Rural Settir /olstencroft <b>Type</b> Laundry Storage Laundry Family Room Dining Room Kitchen Utility	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6 5'2 x 9'4	Below Below Below Bathroom Floor Main Main	Bedroom Bedroom	12'9 x 14'10 12'10 x 14'8 Ensuite?
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Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ces: ric: cer(s): Type Foyer Living Room Kitchen Dining Room Primary Bedrr Walk-In Close Bedroom Door (Main): poor (Main): poor (Above): poor (Below): poor (Bsmt):	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,f Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 oom 13'10 x 13'11 et 5'5 x 5'0 9'9 x 10'6 1,385 sqft 0 sqft 1,358 sqft	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Main Below Belo	Yard, Rural Settir /olstencroft Type Laundry Storage Laundry Family Room Dining Room Kitchen Utility 11 2 2 U 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6 5'2 x 9'4 6 Inauthorized Suite	Below Below Below Bathroom Floor Main Main	Bedroom Bedroom • # of Pieces 3 3 3	12'9 x 14'10 12'10 x 14'8 <b>Ensuite?</b> Yes No
Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	ces: ric: ker(s): Type Foyer Living Room Kitchen Dining Room Primary Bedri Walk-In Close Bedroom Oor (Main): por (Above): por (Below): por (Below): por (Bsmt): por (Total):	LOT 2 SECTION 10 TOW Cul-de-Sac,Paved Road,I Royal LePage - Wolstenc Dimensions 6'3 x 7'3 12'4 x 19'5 9'7 x 12'9 10'6 x 14'9 00m 13'10 x 13'11 et 5'5 x 5'0 9'9 x 10'6 1,385 sqft 0 sqft 1,358 sqft 0 sqft	NSHIP 11 NEW WES Private Setting,Private roft, Royal LePage - W Floor Main Main Below Belo	Yard, Rural Settir /olstencroft Type Laundry Storage Laundry Family Room Dining Room Kitchen Utility 16 2 2 4 4 4 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Dimensions 7'7 x 12'10 21'0 x 11'4 7'7 x 5'11 12'6 x 25'11 8'2 x 16'6 13'7 x 9'6 5'2 x 9'4	Below Below Below Bathroom Floor Main Main	Bedroom Bedroom • # of Pieces 3 3 3	12'9 x 14'10 12'10 x 14'8 <b>Ensuite?</b> Yes No

Situated on a peaceful Cul-de-Sac, this 1.235-acre property offers a well-maintained rancher with a spacious basement. The home features four bedrooms, three full bathrooms, updated kitchen appliances, new countertops, and a large kitchen island. The property includes a private entrance to the two-bedroom basement suite, ensuring separate access for occupants. The fully fenced yard resembles a park-like setting with walking trails, and a gazebo. Conveniently located near the freeway, Williams Park, and Langley City, this property is a gem for buyers seeking tranquility and accessibility. Call now for private viewing!

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