

Presented by:
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B.C. Farm & Ranch Realty Corp.
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Active
R2165974
 Board: F
 House with Acreage

4020 272 STREET

Langley
 Salmon River
 V4W 1R8

Residential Detached

\$3,250,000 (LP)

(SP)



Sold Date:	Frontage:	233.60	Original Price: \$3,250,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2011
Depth / Size: 1627.4	Bathrooms:	8	Age: 6
Lot Area (acres): 8.58	Full Baths:	7	Zoning: RU-3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,610.03
Rear Yard Exp:	Approval Req?:		For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-182-849
			Tour: Virtual Tour URL

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **3** Parking Access:
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP5894 LT 4 LD 36 SEC 32 TWP 13**

Amenities: **Guest Suite, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	18'9 x 13'5	Main	Bedroom	15'9 x 11'4			x
Main	Kitchen	17'11 x 13'11	Main	Kitchen	21'1 x 15'8			x
Main	Wok Kitchen	12'5 x 8'6	Above	Master Bedroom	23'11 x 16'3			x
Main	Living Room	18'11 x 17'2	Above	Walk-In Closet	11'1 x 6'4			x
Main	Family Room	21'1 x 17'11	Above	Bedroom	12'1 x 12'2			x
Main	Eating Area	17'11 x 10'6	Above	Bedroom	19'5 x 14'1			x
Main	Great Room	18' x 17'7	Above	Bedroom	16'10 x 15'9			x
Main	Foyer	25'5 x 16'	Above	Bedroom	16'9 x 12'4			x
Main	Laundry	14'2 x 13'10	Above	Laundry	9' x 5'9			
Main	Gym	15'8 x 10'11	Above	Media Room	32'10 x 24'10			

Finished Floor (Main): 3,863	# of Rooms: 20	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 4,100	# of Kitchens: 3	2	Main	2	No	
Finished Floor (Below): 0	# of Levels: 2	3	Main	4	No	
Finished Floor (Basement): 0	Suite: Unauthorized Suite	4	Main	3	No	
Finished Floor (Total): 7,963 sq. ft.	Crawl/Bsmt. Height:	5	Above	5	Yes	
Unfinished Floor: 0	Bed in Basement: 0 Beds not in Basement: 6	6	Above	4	No	
Grand Total: 7,963 sq. ft.	Basement: Crawl	7	Above	5	No	
		8	Above	4	No	

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

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Luxury living at its finest. Serene 8.5 acres with an 8,000 sq ft, 6 bedrooms, 8 bathroom home. Beautifully finished and elegantly appointed living space boasting imported marble floors, crown moulding, stainless steel appliances, granite counter tops, open floor plan, grand patio, all 6 bedrooms with en-suites, 2 huge games room plus full open loft area, and much more. Triple garage plus a separate home for caretakers or guest. This property includes 5 acres planted in blueberries with a 2 road frontage (272 street and 40 avenue). Just 2 minutes from Aldergrove Town centre with easy access to Hwy # 1.