

NAV & TAJ SEKHON & SEKHON

Personal Real Estate Corporation

FARMS IN BC

WE SELL FARMS IN BC!

ACTIVE **PRICE: \$1,199,000**
MLS# R2265241 **25321 72 AVENUE**
HOUSE & ACREAGE **SURREY, BC**
V4W 1H7



Days on Market: 4	List Date: 5/4/2018	Expiry Date: 12/30/2018
Previous Price: \$1,295,000	Original Price: \$1,350,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 275.00	Approx. Year Built: 1963
Depth / Size: (1.00AC)	Frontage (metres): 83.82	Age: 55
Lot Area (sq.ft.): 0.00	Bedrooms: 3	Zoning: RU-3
Flood Plain: No	Bathrooms: 2	Gross Taxes: \$3,326.00
Council Apprv?:	Full Baths: 2	For Tax Year: 2017
Rear Yard Exp:	Half Baths: 0	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-210-769
View: Yes : Mountain View		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Wood Foundation: Concrete Slab Rain Screen: # of Fireplaces: 1 Fireplace Fuel: Electric Water Supply: Well - Drilled Fuel/Heating: Baseboard, Electric, Natural Gas Outdoor Area: Balcn(y) Patio(s) Dck(s) Type of Roof: Asphalt	Total Parking: Covered Parking: Parking Access: Parking: Add. Parking Avail., Carport & Garage, Open Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: No : Provided Upon Acceptance PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Registered: Floor Finish:
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Amenities: Garden, In Suite Laundry, Sauna/Steam Room, Workshop Detached
 Site Influences: Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby
 Features: ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed
 Legal: PL LMP51861 LT 1 LD 36 SEC 14 TWP 11 PART NE 1/4

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 12'			x			x
Main	Eating Area	14'5 x 9'7			x			x
Main	Kitchen	13'2 x 9'5			x			x
Main	Laundry	5'6 x 10'6			x			x
Main	Foyer	10'1 x 9'4			x			x
Above	Bedroom	10'8 x 9'11			x			x
Above	Bedroom	10' x 8'4			x			x
Above	Master Bedroom	10'4 x 12'4			x			x
Bsmt	Recreation	23'7 x 12'8			x			x

Finished Floor (Main): 936 Finished Floor (Above): 936 Finished Floor (Below): 0 Finished Floor (Basement): 396 Finished Floor (Total): 2,268 sq. ft.	# of Rooms: 9 # of Kitchens: 1 # of Levels: 3 Suite: None Crawl/Bsmt. Height: Beds in Basement: 0 Basement: None	Bath Floor # of Pieces Ensuite? 1 Main 3 No 2 Below 3 No 3 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: 30x30 Pool: Garage Sz: Door Height:
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List Broker 1: B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180 List Sales Rep 1: Navdeep Sekhon - PREC - Phone: 604-782-0988 nav@farmsinbc.com List Sales Rep 2: Sell Broker 1: Sell Sales Rep 1:	Appointments: Phone L.R. First Call: TAJ Phone: 604-725-8403
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Realtor Remarks: All measurements are approximate, buyer to verify if important. Must provide 24 hours notice for showings. For more details and images, please browse on our website at www.farmsinbc.com

House and Acreage with 3 Workshops (a 26x16' with 100A/240V, a huge 30'x30' shop & an additional 24'x12' shop) conveniently located in Langley! Well kept 3 bedroom house with updated interior paint, lighting and kitchen and a newer roof. The property has a fully landscaped with a fenced yard and perimeter hedges providing lots of privacy. Stunning mountain views. RU-3 zoning allows for a mobile home on the property along with the existing house. Quick and easy access to HWY #1, Golden Ears Way and HWY #13.