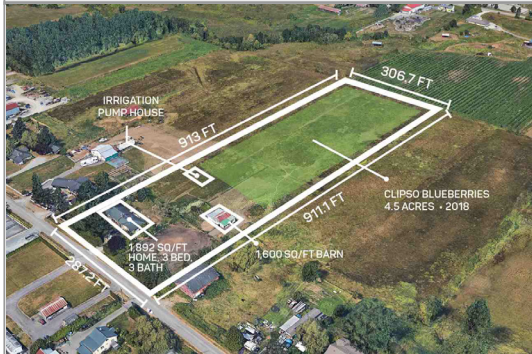


Active
R2348600
 Board: F
 House with Acreage

22041 61 AVENUE
 Langley
 Salmon River
 V2Y 2P1

Residential Detached
\$1,995,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **912(6.15AC)**
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **283.00**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**

Original Price: **\$2,198,000**
 Approx. Year Built: **1971**
 Age: **48**
 Zoning: **RU-3**
 Gross Taxes: **\$566.29**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **005-406-684**
 Tour:

View: **Yes: Mountain Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **None**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Double, Open**

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

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 7, PLAN NWP4530, SECTION 7, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Garden**

Site Influences:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 12'10			x			x
Main	Dining Room	13'5 x 8'			x			x
Main	Kitchen	13'5 x 10'6			x			x
Main	Family Room	26'3 x 15'6			x			x
Main	Master Bedroom	12'3 x 10'2			x			x
Main	Bedroom	11' x 10'2			x			x
Main	Bedroom	11' x 9'3			x			x
Main	Laundry	8' x 7'			x			x
					x			x
					x			x

Finished Floor (Main):	1,892	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	Barn: 50 x 32
Finished Floor (Above):	0	# of Kitchens:	1		2		Main		2		Yes	Workshop/Shed:	
Finished Floor (Below):	0	# of Levels:	1		3		Main		3		No	Pool:	
Finished Floor (Basement):	0	Suite:	None		4							Garage Sz:	
Finished Floor (Total):	1,892 sq. ft.	Crawl/Bsmt. Height:			5							Grg Dr Ht:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3								
Grand Total:	1,892 sq. ft.	Basement:	Crawl		6								
					7								
					8								

Listing Broker(s): **eXp Realty (Branch)**

6.15 ACRES WITH MOUNTAIN VIEW! Wonderful flat and cleared property planted in 4.5 acres of blueberry and a new drilled well for irrigation. 1892 sq/ft rambling 3 bedroom 3 bath rancher. Large living room with wood burning fireplace. Spacious country kitchen with dining room plus newer stainless steel appliances. massive games room with vaulted ceilings and wood burning fireplace is perfect for entertaining. 1,600 SQ/FT barn with 5 stalls. Fantastic location on a quiet street and only minutes to downtown Langley and easy access to #1 highway. Ready to build your dream home.