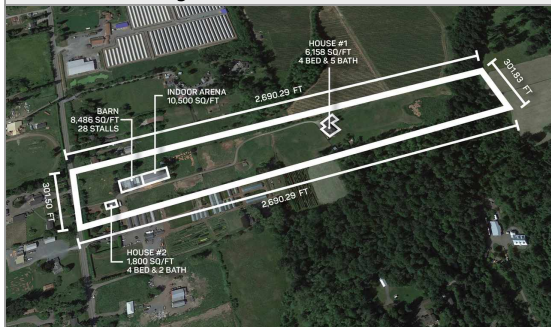


Active
R2506089
 Board: F
 House with Acreage

1860 240 STREET
 Langley
 Otter District
 V2Z 3A5

Residential Detached
\$3,150,000 (LP)
 (SP) **M**



Sold Date: _____ Frontage (feet): **301.50** Original Price: **\$3,150,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1981**
 Depth / Size: **2690.29** Bathrooms: **5** Age: **39**
 Lot Area (sq.ft.): **0.00** Full Baths: **4** Zoning: **RU-2**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$1,782.56**
 Rear Yard Exp: _____ For Tax Year: **2019**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **013-292-706**
 Tour: _____

View: **Yes: Mountain and Valley Views**

Complex / Subdiv: _____

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water: _____

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **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: **PART N1/2 OF S1/2 OF N1/2 OF SW1/4, SECTION 15, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 39491**

Amenities: **Barn, In Suite Laundry, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'9	Main	Storage	7'8 x 5'7			x
Main	Games Room	21'5 x 13'3	Main	Other	23'3 x 42'4			x
Main	Family Room	23'6 x 13'9	Above	Master Bedroom	14'11 x 24'11			x
Main	Kitchen	14'7 x 13'10	Above	Bedroom	13'4 x 13'0			x
Main	Dining Room	16'2 x 14'1	Above	Bedroom	19'1 x 13'1			x
Main	Recreation	14'11 x 11'4	Above	Bedroom	19'4 x 13'1			x
Main	Laundry	10'3 x 11'10	Above	Storage	10'11 x 6'2			x
Main	Den	13'6 x 13'8						x
Main	Eating Area	8'11 x 11'10						x
Main	Mud Room	11'0 x 9'6						x

Finished Floor (Main):	4,123	# of Rooms:17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,035	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	6,158 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Main	3	No	Grg Dr Ht:
Grand Total:	6,158 sq. ft.	Basement: None	6	Above	4	No	
			7				
			8				

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

16.71 ACRES, 2 HOMES & EQUESTRIAN FACILITY. 6,158 SQ/FT Home with 4 bedroom, 5 bathroom home with amazing valley and mountain views. The second home is a 1,800 sq.ft. 4 bedroom, 2 bathroom and currently rented for \$1,000/ month. 8,486 SQ/FT barn with 28 stalls, workshop and a 10,500 SQ/FT (70' x 150') indoor arena. The property is high, dry, gated, fenced & cross fenced. Great location, close to all amenities with easy access to Fraser Highway, Highway #1 and the USA Border.