

**Active**  
**R2191309**  
Board: F  
House with Acreage

**2768 256 STREET**

Langley  
Otter District  
V4W 1Y4

Residential Detached

**\$2,995,000** (LP)

(SP)



Sold Date: Frontage: **671.00** Original Price: **\$3,250,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**  
Depth / Size: **1289(19.84A)** Bathrooms: **2** Age: **999**  
Lot Area (acres): **19.84** Full Baths: **2** Zoning: **RU-3**  
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$848.27**  
Rear Yard Exp: For Tax Year: **2016**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-373-485**  
Tour: **Virtual Tour URL**

View: **Yes: Mountain views**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport; Single, Open**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP37036 LT 5 LD 36 SEC 24 TWP 10 PART SW 1/4.**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences:  
Features: **Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 16'	Bsmt	Mud Room	6'5 x 23'			x
Main	Kitchen	13'5 x 11'			x			x
Main	Eating Area	13'5 x 12'			x			x
Main	Bedroom	14'5 x 10'			x			x
Main	Master Bedroom	15' x 11'5			x			x
Main	Dining Room	13'5 x 11'			x			x
Bsmt	Bedroom	11' x 12'			x			x
Bsmt	Kitchen	18' x 12'5			x			x
Bsmt	Living Room	18' x 15'			x			
Bsmt	Utility	12' x 22'			x			

Finished Floor (Main):	<b>1,500</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,500</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>3,000 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>3,000 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>	6				
			7				
			8				

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

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**19.84 acres house & acreage sitting on a beautiful lot with a park-like setting. This property has a long private driveway, and features a man-made pond as well as amazing mountain and valley views. Ideal location to build your dream home. Current home is 3,000 sqft with 3 bedrooms and 2 bathrooms. Property is fully fenced and has 2 barns. The barn/workshop is approx. 7,000 sqft. There is a second 2,000 sqft barn which includes 4 horse stalls. Fertile soil suitable to grow various crops or a perfect place to board horses. Easy access to Fraser Highway and Canada-US Border crossing.**