

**Active**

**R2428399**

Board: F

House with Acreage

**22173 64 AVENUE AVENUE**

Langley  
Salmon River  
V2Y 2N8

Residential Detached

**\$2,550,000** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): **330.38** Original Price: **\$2,550,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1925**  
 Depth / Size: **1800** Bathrooms: **3** Age: **95**  
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RU-3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$1,692.64**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2019**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **012-049-506**  
 Tour: \_\_\_\_\_

View: **Yes: Mountain and Valley**

Complex / Subdiv: \_\_\_\_\_

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

Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Addition, Substantially**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Carpport; Multiple, Open, RV Parking Avail.**  
 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 13, PLAN NWP1239, DISTRICT LOT 303, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Cleared, Golf Course Nearby, Private Yard, Rural Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Vacuum - Built In, Vacuum - Roughed In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	20'3 x 14'2			x			x
Main	Living Room	29'4 x 14'2			x			x
Main	Dining Room	13'1 x 11'5			x			x
Main	Kitchen	18'1 x 12'9			x			x
Main	Walk-In Closet	8'5 x 8'5			x			x
Main	Office	16' x 13'8			x			x
Main	Foyer	8'3 x 6'6			x			x
Above	Bedroom	17'3 x 11'7			x			x
Above	Bedroom	16'4 x 13'6			x			x
		x			x			x

Finished Floor (Main):	2,001	# of Rooms:9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	458	# of Kitchens: 1	1	Main	4	Yes	Barn: 40x90
Finished Floor (Below):	0	# of Levels: 2	2			No	Workshop/Shed:
Finished Floor (Basement):	105	Suite: None	3			No	Pool:
Finished Floor (Total):	2,564 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement:3	5	Main	2	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl, Full, Unfinished	6			No	
Grand Total:	2,564 sq. ft.		7			No	
			8			No	

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

**13.6 ACRES with a 2,564 SQ/FT with 3 beds & 3 baths, House was fully renovated and extended in 1997. Great location to build your future dream home with City water available for hook-up and unobstructed Mountain Views. 3,600 SQ/FT Barn with 9 indoor horse stalls. The Soil is ideal to grow various crops like Blueberries and Vegetables. Close to all amenities like Langley Hospital, Costco, Superstore, & Trinity Western University. Easy access to Fraser Highway, Glover Road, Highway #1 & 232 Street exit.**