

**Active**  
**R2518415**  
 Board: F  
 House with Acreage

**24963 30 AVENUE**  
 Langley  
 Otter District  
 V4W 1X8

Residential Detached  
**\$2,195,000** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): **325.00** Original Price: **\$2,195,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2020**  
 Depth / Size: **633 (4.73AC)** Bathrooms: **5** Age: **0**  
 Lot Area (sq.ft.): **0.00** Full Baths: **4** Zoning: **RU-3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,749.61**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **011-987-774**  
 Tour:

View: **Yes: Mountains & Valley**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Add. Parking Avail., 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: **Wall/Wall/Mixed**

Legal: **LOT 22, PLAN NWP1091, PART NW1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn**

Site Influences: **Cleared, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Master Bedroom</b>	<b>16'7 x 15'6</b>	<b>Main</b>	<b>Utility</b>	<b>6'3 x 5'</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'7x 12'5</b>
<b>Above</b>	<b>Walk-In Closet</b>	<b>10' x 5'7</b>	<b>Main</b>	<b>Pantry</b>	<b>5'6 x 10'2</b>			<b>x</b>
<b>Above</b>	<b>Laundry</b>	<b>11'6 x 12'9</b>	<b>Main</b>	<b>Family Room</b>	<b>17' x 15'6</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>11'6 x 12'9</b>	<b>Main</b>	<b>Dining Room</b>	<b>12' x 15'6</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10'3 x 10'</b>	<b>Main</b>	<b>Kitchen</b>	<b>14' x 14'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'2 x 12'2</b>	<b>Main</b>	<b>Bedroom</b>	<b>11'1 x 8'</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>10'9 x 18'</b>	<b>Below</b>	<b>Walk-In Closet</b>	<b>11'7 x 12'5</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>12'6 x 9'10</b>	<b>Below</b>	<b>Storage</b>	<b>7' x 5'</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12'6 x 11'</b>	<b>Below</b>	<b>Media Room</b>	<b>11'7 x 13'2</b>			<b>x</b>
<b>Main</b>	<b>Mud Room</b>	<b>5' x 18'</b>	<b>Below</b>	<b>Utility</b>	<b>11'7 x 9'10</b>			<b>x</b>

Finished Floor (Main): <b>2,145</b>	# of Rooms: <b>21</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,122</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn: <b>25 x 35</b>
Finished Floor (Below): <b>952</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>4,219 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total: <b>4,219 sq. ft.</b>	Beds not in Basement: <b>6</b>	6				
	Basement: <b>Fully Finished</b>	7				
		8				

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

**4.73 ACRES WITH A DUPLEX HOME.** This 4,219 SQ/FT home with a total of 6 bedrooms and 5 bathrooms was designed to accommodate 2 separate families. There is a 2 level barn that is 1,750 SQ/FT with a hay loft and a 4 stall barn. Close to all amenities and easy access to Hwy #1, Fraser Highway and USA Border.