

**For Approval**  
**R2522783**

Board: F  
House with Acreage

**2535 248 STREET STREET**

Langley  
Otter District  
V4W 1X3

Residential Detached

**\$3,600,000** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ Frontage (feet): **332.02** Original Price: **\$3,600,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1950**  
 Depth / Size: **1296.25** Bathrooms: **2** Age: **70**  
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RU-3**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$984.44**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2020**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **008-209-855**  
 Tour: \_\_\_\_\_

View: **Yes: Mountains**

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

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

Sewer Type: **Septic**

Style of Home: **Manufactured/Mobile, Reverse 2 Storey w/Bsmt**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_ Reno. Year: **2017**  
 Renovations: **Partly** R.I. Plumbing: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: **Natural Gas** Metered Water: \_\_\_\_\_  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **DetachedGrge/Carport, 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: **Laminate**

Legal: **PART S1/2 OF N1/2 OF SE1/4 OF SE1/4, SECTION 22, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN WEST 33 FT, MANUFACTURED HOME REG.# 82571 CSA 522940**

Amenities: **Barn, Workshop Detached**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Dining Room	14' x 11'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Master Bedroom	13'9 x 11'			x			x
Main	Bedroom	13' x 10'			x			x
Main	Bedroom	11'6 x 11'			x			x
Below	Recreation	27' x 10'			x			x
Below	Storage	27' x 11'6			x			x
Below	Laundry	11' x 7'			x			x
Below	Den	9' x 18'			x			x

Finished Floor (Main):	<b>1,478</b>	# of Rooms:	<b>10</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>Yes</b>	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:	<b>100x30</b>
Finished Floor (Below):	<b>960</b>	# of Levels:	<b>1</b>		3							Workshop/Shed:	<b>36x20</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		4							Pool:	
Finished Floor (Total):	<b>2,438 sq. ft.</b>	Crawl/Bsmt. Height:			5	<b>Main</b>	<b>4</b>	<b>No</b>				Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Grg Dr Ht:	
Grand Total:	<b>2,438 sq. ft.</b>	Basement:	<b>Fully Finished, Separate Entry</b>		6								
					7								
					8								

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

**9.5 ACRES, EQUESTRIAN FACILITY & 2 HOMES. 2,438 sq.ft. 3 bed, 2 bath home + large covered patio, finished basement with laundry, a walk-in crawl space, and a newly upgraded water filtration system. The second home is a 1,200 sq.ft. 2 bed, 2 bath modular home built-in 1997. Incredible equestrian set up that includes a 3,000 sq.ft. barn equipped with 12 stalls, heated tack room, hot water wash rack, hay storage & upgraded all-weather paddocks. A fully enclosed (70' X 170') 11,900 sq.ft. indoor arena with sand footings and a viewing area, 14,400 sq.ft. outdoor arena, 1/4 mile track, and a 720 sq.ft. shop/shed. High, dry, gated, fenced & cross fenced with a 280' drilled well & septic system installed in 1999. Close to all amenities with easy access to Fraser HWY, HWY #1 and USA Border.**