

**Active**  
**R2531492**  
 Board: F  
 House with Acreage

**1464 264 STREET**  
 Langley  
 Otter District  
 V4W 2S2

Residential Detached  
**\$3,899,000** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): **663.06** Original Price: **\$3,899,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2002**  
 Depth / Size: **1898.29** Bathrooms: **3** Age: **19**  
 Lot Area (sq.ft.): **1,254,528.00** Full Baths: **3** Zoning: **RU-2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,736.66**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **006-312-691**  
 Tour:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood, Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Garage; Double, RV Parking Avail., Visitor Parking**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, PLAN NWP42065, PART NW1/4, SECTION 7, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#57662 CSA#187881**

Amenities:

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	12'7 x 14'8	Above	Master Bedroom	13'10 x 13'1			x
Main	Mud Room	8'10 x 8'7						x
Main	Laundry	5' x 5'						x
Main	Bedroom	9'10 x 11'3						x
Main	Kitchen	13'11 x 10'						x
Main	Dining Room	14' x 10'						x
Main	Living Room	16'11 x 15'						x
Above	Family Room	10' x 14'						x
Above	Bedroom	10'2 x 12'9						x
Above	Bedroom	10'10 x 10'1						x

Finished Floor (Main):	1,288	# of Rooms:11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	960	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,248 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Dr Ht:
Grand Total:	2,248 sq. ft.	Basement: Crawl	6			No	
		Bed not in Basement: 4	7			No	
			8			No	

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

**28.8 Acre Blueberry Farm! This acreage features recently renovated 2248 sq/ft main home with 4 bed and 3 bath room. The property also features a 728 sq/ft 2 bed and 1 bath mobile home. Large outbuildings; 3219 sq/ft barn and a second 2808 sq/ft barn with loft. Large 22x80 lean/to as well. 3 Phase power at the road. The field is planted with approx. 14 Acre Duke and 6.5 Acres Bluecrop. Property has a large frontage and great for truckers. Easy access to 16 Ave, Fraser Hwy, 264 St, HWY 1. Great rental revenue and potential.**