

**Active**
**R2667701**

 Board: F, Detached  
 House with Acreage

**25218 58 AVENUE**

 Langley  
 Salmon River  
 V4W 1G7

**\$3,295,000 (LP)**

(SP)



Days on Market: <b>0</b>	List Date: <b>3/25/2022</b>	Expiry Date: <b>7/25/2022</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$3,495,000</b>	Sold Date:
Meas. Type: <b>Feet</b>	If new, GST/HST inc?:	Approx. Year Built: <b>1977</b>
Frontage (feet): <b>150.26</b>	Bedrooms: <b>4</b>	Age: <b>45</b>
Frontage (metres): <b>45.80</b>	Bathrooms: <b>3</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>631.56</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$5,657.13</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>1</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>2.20</b>	Rear Yard Exp: <b>North</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	P.I.D.: <b>012-314-731</b>	Tour:
View: <b>No</b>	Complex/Subdiv:	
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		

 Sewer Type: **Septic**

 Water Supply: **City/Municipal**

Style of Home: <b>Basement Entry</b>	Total Parking:	Covered Parking:	Parking Access: <b>Front, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Open, RV Parking Avail.</b>	Driveway Finish:	
Exterior: <b>Mixed, Stucco, Vinyl</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations: <b>Completely</b>	Reno. Year: <b>2021</b>	Seller's Interest: <b>Registered Owner</b>	
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Rain Screen:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas, Wood</b>	Metered Water:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Patio(s) &amp; Deck(s)</b>	Floor Finish:		

 Legal: **LOT 26, PLAN NWP1618, PART SE1/4, SECTION 11, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#86527, CSA# 433991**

Municipal Charges

 Amenities: **Barn, Pool; Outdoor**

 Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**

Features:

 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main):	1,296	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'x14'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4x10'6"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'x10'6"			x	
Finished Floor (Basement):	1,225	Main	Master Bedroom	15'x12'			x	
Finished Floor (Total):	2,521 sq. ft.	Main	Bedroom	11'x8'6"			x	Main 2
Unfinished Floor:	0	Main	Bedroom	14'x9'4"			x	
Grand Total:	2,521 sq. ft.	Bsmt	Recreation Room	23'6x17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	24'6x24'6"			x	Bsmt 3
Suite: <b>Other</b>		Bsmt	Foyer	8'6x7'			x	
Basement: <b>Fully Finished</b>		Bsmt	Laundry	8'6x7'			x	
		Bsmt	Utility	10'9x8'9"			x	
		Bsmt	Den	10'x10'			x	

Crawl/Bsmt. Ht:	# of Levels: <b>2</b>	Manuf Type: <b>Single Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#: <b>86527</b>	CSA/BCE: <b>433991</b>	Maint. Fee:
ByLaw Restrictions:				

List Broker 1: <b>eXp Realty (Branch) - OFC: 833-817-6506</b>	List Broker 3:
List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b>	<b>nav@farmsinbc.com</b>
List Broker 2:	
List Desig Agt 2:	3:
Sell Broker 1:	
Sell Sales Rep 1:	2:
Owner: <b>**Privacy Protected** Dalaena Dickinson</b>	3:
Commission: <b>3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.</b>	

 Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-782-0988**

 Realtor **PRIVACY - DO NOT SOLICIT.** All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at [www.farmsinbc.com](http://www.farmsinbc.com).

**2.2 ACRES, 2 HOUSES & ACREAGE.** Fully Renovated 2,521 SQ/FT House with 4 bedrooms & 3 bathrooms. Renovations include a New Kitchen, Bathrooms, Organizers in all Closets, Full Property Security System, Fully Gated and Fenced. 2nd Home is a 1,000 SQ/FT Mobile Home with 2 bedrooms and 1 bathroom. The 2,160 SQ/FT barn includes a 410.67 SQ/FT Loft used for a workshop. The property has City Water, Gas, Upgraded Electricity and a Updated Septic System, 2 Road Frontages (58 Avenue and 252 Street) with 4 property access points. Great location, close to all amenities and easy access to Highway #1 and Fraser Highway.