


Active **25722 8 AVENUE** **\$2,399,000 (LP)**
R2760844 Langley (SP)
 Board: F, Detached Otter District
 House with Acreage V4W 2H9



Days on Market: **0** List Date: **3/21/2023** Expiry Date: **9/30/2023**
 Previous Price: **\$0** Original Price: **\$2,399,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST
 Frontage (feet): **453.87** Bedrooms: **3** Age: **43**
 Frontage: **138.34** Bathrooms: **3** Zoning: **RU - 2**
 Depth / Size: **611.41** Full Baths: **2** Gross Taxes: **\$5,944.48**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2022**
 Lot Area (acres): **6.50** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **006-680-577** Tour:
 View: **Yes : Valley Views**
 Complex/Subdiv
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Split Entry** Total Parking: Covered Parking: Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**
 Exterior: **Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Partly** Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Seller's **Registered Owner**
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: Property Disc.: **Yes:**
 Fuel/Heating: **Natural Gas** R.I. Plumbing: Fixtures Leased: **No :**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)** Fixtures Rmvd: **No :**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 16, PLAN NWP43128, PART NW1/4, SECTION 1, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: **Barn** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Central Location, Cleared, Private Setting, Rural Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	794	Main	Living Room	21'10"x13'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	794	Main	Dining Room	12'x9'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	9'x10'6"			x	
Finished Floor (Basement):	0	Main	Eating Area	6'6"x10'6"			x	
Finished Floor (Total):	2,548 sq. ft.	Main	Conservatory	12'x8'			x	
Unfinished Floor:	0	Above	Primary Bedroom	10'x14'			x	Above 4
Grand Total:	2,548 sq. ft.	Above	Bedroom	10'x12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	8'x8'11"			x	
		Above	Den	8'x8'			x	
		Above	Hobby Room	13'6"x11'			x	Above 3
		Below	Games Room	12'x20'			x	
		Below	Storage	16'x20'			x	
		Below	Workshop	12'x15'			x	

Suite: **None** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Part** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Ht: # of Levels: **3** ByLaw Restrictions:
 # of Kitchens: **1** # of Rooms: **13**

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TOUCHBASE**
 Sell Broker 1: 3: Phone: **604-360-1049**
 Sell Sales Rep 1: 2: 3:
 Owner:
 Commission: Occupancy: **Owner**

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

6.5 ACRE HOUSE & ACREAGE. 2,548 SQ/FT House with 3 bedrooms and 3 bathrooms. Great location to build your dream home. The property is fenced and cross-fenced. In addition, there is a 2,850 SQ/FT Barn with 7 Stalls, 1 Tack Room, and Hay Storage. Close to all amenities and easy access to Fraser Highway and USA Border.