
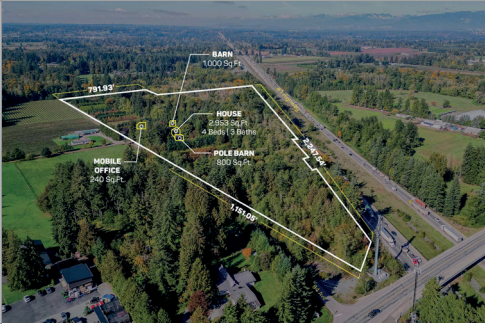


**Active**  
**R2866443**  
 Board: F, Detached  
 House with Acreage

**24595 64 AVENUE**  
 Langley  
 Salmon River  
 V4W 1C3

**\$3,450,000** (LP)  
 (SP)





Days on Market: **0**      List Date: **4/4/2024**      Expiry Date: **12/4/2024**  
 Previous Price: **\$0**      Original Price: **\$3,450,000**      Sold Date:

Meas. Type: **Feet**      If new, GST/HST      Approx. Year Built: **1985**  
 Frontage (feet): **2,247.54**      Bedrooms: **4**      Age: **39**  
 Frontage (metres): **685.05**      Bathrooms: **3**      Zoning: **RU-1**  
 Depth / Size: **791.93**      Full Baths: **3**      Gross Taxes: **\$1,844.00**  
 Lot Area (sq.ft.): **0.00**      Half Baths: **0**      For Tax Year: **2023**  
 Lot Area (acres): **40.08**      Rear Yard Exp:      Tax Inc. Utilities?: **No**  
 Flood Plain: **No**      P.I.D.: **007-909-420**      Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**      Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Addition, Completely**      Reno. Year: **2013**  
 # of Fireplaces: **1**      R.I. Fireplaces:  
 Fireplace Fuel: **Wood**      Rain Screen:  
 Fuel/Heating: **Baseboard, Electric, Wood**      Metered Water:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**      R.I. Plumbing:

Total Parking:      Covered Parking:      Parking Access:  
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit:      Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**      Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Type of Roof: **Asphalt**

Legal: **PART S1/2 OF SE1/4, SECTION 15, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 23059, EXC: SECONDLY: PT SUBDIVIDED BY PL 54323; THIRDLY: PT SUBDIVIDED BY PL 82214; FOURTHLY: PL EPP129255 DBL EXP #C8058886**      Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Barn, Garden, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Greenbelt, Private Yard, Rural Setting, Treed**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,785	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	96	Above	Loft	14'1x7'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16'10x13'4			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	19'8x13'2			x	Main 4
Finished Floor (Basement):	1,070	Main	Primary Bedroom	15'6x12'3			x	Bsmt 4
Finished Floor (Total):	2,951 sq. ft.	Main	Kitchen	16'x11'6			x	
Unfinished Floor:	0	Main	Foyer	7'6x11'6			x	
Grand Total:	2,951 sq. ft.	Main	Mud Room	9'6x6'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'x11'7			x	
Suite: <b>None</b>		Bsmt	Bedroom	11'4x8'7			x	
Basement: <b>Fully Finished</b>		Bsmt	Bedroom	11'3x7'4			x	
		Bsmt	Media Room	17'2x10'1			x	
		Bsmt	Flex Room	11'7x7'4			x	
				x			x	

Crawl/Bsmt. Ht:      # of Levels: **3**  
 # of Kitchens: **1**      # of Rooms: **12**  
 Manuf Type:      Registered in MHR?:      PAD Rental:  
 MHR#:      CSA/BCE:      Maint. Fee:  
 ByLaw Restrictions:

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**  
 Buyer's Broker 1:      3:      Phone: **604-782-0988**  
 Buyer's Agent 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 DBL EXP #C8058886**

**40 ACRES ESTATE AND NURSERY FARM. Beautifully renovated 2,953 SQ.FT Home with 4 Bedrooms and 3 Bathrooms. Vaulted sunroom with natural beams, hardwood floors, upscale appliances and a private deck with a hot tub off the master bedroom. Buildings include 1,000 SQ.FT Barn, an 800 SQ.FT Pole Barn and a 240 SQ.FT Mobile Office. Currently used as a Nursery Farm with inground sprinkler systems and individual hydrants for fine-tuning irrigation excellent water supply. Close to all amenities. Thunder Bird Stadium and easy access to Fraser Highway and Highway #1.**