

Active
R2822194

 Board: F, Detached
 House with Acreage

24595 64 AVENUE

 Langley
 Salmon River
 V4W 1C3

\$3,750,000 (LP)
 (SP)


Days on Market: 0	List Date: 10/11/2023	Expiry Date: 6/30/2024
Previous Price: \$0	Original Price: \$3,750,000	Sold Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 9999
Frontage (feet): 1,151.05	Bedrooms: 4	Age: 999
Frontage (metres): 350.84	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:
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.	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Metal	Parking: Add. Parking Avail., Open, RV Parking Avail.		
Exterior: Fibre Cement Board	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Dist. to School Bus:		
	Land Lease Expiry Year:		
Renovations: Addition, Completely	Reno. Year: 2013	Title to Land: Freehold NonStrata	
# of Fireplaces: 1 R.I. Fireplaces:	Rain Screen:	Seller's: Registered Owner	
Fireplace Fuel: Wood	Metered Water:	Property Disc.: Yes:	
Fuel/Heating: Baseboard, Electric, Wood	R.I. Plumbing:	Fixtures Leased: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No :	
Type of Roof: Asphalt		Floor Finish:	

Legal: **PART S1/2 OF SE1/4, SECTION 15, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 23059, EXC: SECONDLY: PTSUBDIVIDED BY PL 54323; THIRDLY: PT SUBDIVIDED BY PL 82214; FOURTHLY: PL EPP129255 DBL EXP# C8054841**

 Amenities: **Garden, Swirlpool/Hot Tub**

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

 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,785
Finished Floor (Above):	98
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	1,070
Finished Floor (Total):	2,953 sq. ft.
Unfinished Floor:	0
Grand Total:	2,953 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Above	Loft	14'1x7'2	x			Floor #Pcs
Main	Family Room	16'10x13'4	x			Above 4
Main	Dining Room	19'8x13'2	x			
Main	Primary Bedroom	15'6x12'3	x			
Main	Kitchen	16'x11'6	x			Main 4
Main	Foyer	7'6x6'7	x			
Main	Mud Room	9'6x6'7	x			
Main	Bedroom	14'x11'7	x			
Bsmt	Bedroom	11'4x8'7	x			Bsmt 4
Bsmt	Bedroom	11'3x7'4	x			
Bsmt	Media Room	17'2x10'1	x			
Bsmt	Flex Room	11'7x7'4	x			
		x	x			

 Suite: **None**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **12**

 Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions: PAD Rental: Maint. Fee:

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**
 List Broker 2:
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1:
 Owner:
 Commission:

 List Broker 3:
nav@farmsinbc.com

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

 Occupancy: **Owner**

 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. DBL EXP# C8054841.**

40 ACRES ESTATE AND NUSERY 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 a 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.