

Active
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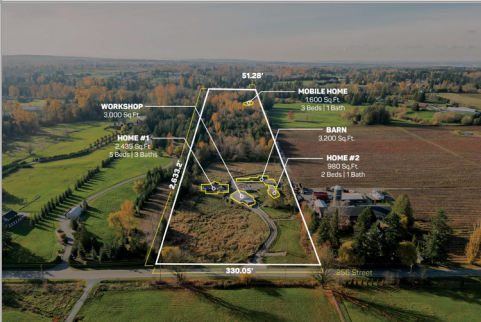
 Board: F, Detached
 House with Acreage

2757 256 STREET

 Langley
 Otter District
 V4W 1Y4

\$3,695,000 (LP)

(SP)



Days on Market: 0	List Date: 11/16/2023	Expiry: 11/16/2024
Previous Price: \$0	Original Price: \$3,800,000	Sold Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1980
Frontage (feet): 330.05	Bedrooms: 5	Age: 43
Frontage (metres): 100.60	Bathrooms: 3	Zoning: RU-3
Depth / Size: 2,633.2'	Full Baths: 3	Gross: \$9,176.68
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2023
Lot Area (acres): 19.95	Rear Yard	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D. 006-521-878	Tour: Virtual Tour Link
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, Open		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 0 R.I. Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel: None	Property Disc.: Yes:		
Fuel/Heating: Electric	Fixtures Leased: No :		
Outdoor Area: Patio(s), Sundeck(s)	Fixtures Rmvd: No :		
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 1, PLAN NWP30552, PART SE1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 7609, CSA# 34439**

Amenities: **Barn, Storage**

Site Influences: **Rural Setting, Treed**

Features:

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

Finished Floor (Main):	2,439	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'0x12'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	26'5x11'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	18'x21'			x	
Finished Floor (Basement):	0	Main	Dining Room	16'5x11'2			x	
Finished Floor (Total):	2,439 sq. ft.	Main	Primary Bedroom	13'2x13'			x	
Unfinished Floor:	0	Main	Bedroom	13'x11'			x	Main 4
Grand Total:	2,439 sq. ft.	Main	Bedroom	9'x8'10			x	
Fir Area (Det'd 2nd Res):	1,600 sq. ft.	Main	Bedroom	11'x11'6			x	
Suite: None		Main	Bedroom	11'2x8'1			x	
Basement: None		Main	Office	15'x7'10			x	Main 4
Crawl/Bsmt. Ht:	# of Levels: 1	Main	Laundry	6'5x7'			x	
# of Kitchens: 1	# of Rooms: 13	Main	Storage	9'8x6'0			x	
		Main	Foyer	10'5x5'			x	

Manuf Type: **Double Wide** Registered in MHR?: **Yes** PAD Rental:

MHR#: **7609** CSA/BCE: **34439** 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:	
List Desig Agt 2:	3:
Buyer's Broker 1:	
Buyer's Agent 1:	2: 3:
Owner:	
Commission:	

Appointments: **Touchbase**

Call: **TOUCHBASE**

Phone: **604-360-1049**

Occupancy: **Tenant**

Realto **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.**

19.95 ACRES WITH THREE HOMES. The Main House spans 2,439 SQ/FT and offers 5 bedrooms, 3 bathrooms and was fully renovated. The Second Home provides 980 SQ/FT with 2 bedrooms and 1 bathroom. Additionally, there is a Mobile Home with 1,600 SQ/FT with 3 bedrooms, and 1 bathroom. The property also boasts a substantial 3,200 SQ/FT Barn and a 3,000 SQ/FT Shop. It benefits from two road frontages, with access from 256 Street and 28 Avenue. The location is convenient, being close to various amenities and offering easy access to Fraser Highway, Highway #1, and the USA Border.