

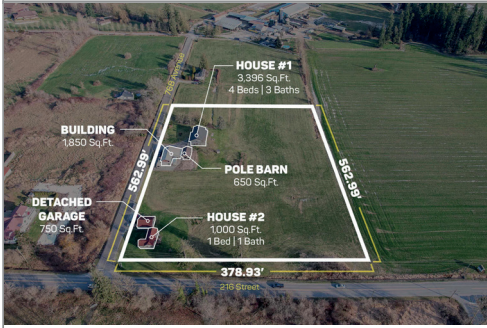
Active
R2841548
 Board: F, Detached
 House with Acreage

21660 76B AVENUE
 Langley
 Willoughby Heights
 V2Y 2S5

\$3,195,000 (LP)
 (SP)

Days on Market: **0** List Date: **1/25/2024** Expiry Date: **1/25/2025**
 Previous Price: **\$0** Original Price: **\$3,300,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1978**
 Frontage (feet): **562.99** Bedrooms: **4** Age: **46**
 Frontage (metres): **171.60** Bathrooms: **3** Zoning: **RU-1**
 Depth / Size: **378.93** Full Baths: **2** Gross Taxes: **\$4,013.49**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **4.90** Rear Yard Exp: **South** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **012-462-675** Tour: **Virtual Tour Link**
 View: **Yes : Mountain and Valley**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**



Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Detached Grge/Carport, Open**
 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:

Legal: **LOT 2, PLAN NWP2010, DISTRICT LOT 323, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Barn**
 Site Influences: **Central Location, Cleared, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,698	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'2x9'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'10x9'10			x	Main 2
Finished Floor (Below):	1,698	Main	Family Room	16'11x9'10			x	
Finished Floor (Basement):	0	Main	Storage	6'11x8'1			x	
Finished Floor (Total):	3,396 sq. ft.	Main	Laundry	8'10x9'1			x	
Unfinished Floor:	0	Main	Bedroom	12'5x9'7			x	Main 4
Grand Total:	3,396 sq. ft.	Main	Primary Bedroom	12'6x14'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	16'3x18'4			x	
Suite: None		Below	Bar Room	18'7x16'3			x	
Basement: Fully Finished		Below	Bedroom	11'9x10'3			x	Below 3
Crawl/Bsmt. Ht: # of Levels: 2		Below	Bedroom	10'3x12'6			x	
# of Kitchens: 1 # of Rooms: 12		Below	Mud Room	11'5x12'6			x	
				x			x	

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: **604-360-1049**
 Buyer's Agent 1: 3: Occupancy: **Tenant**
 Owner:
 Commission:

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.**

4.9 ACRES WITH TWO HOMES. First time on the market, this trophy property is great for building an Estate Home with a park-like setting and mountain views. Corner property with two road frontages 216 Street and 76B Avenue. All utilities available, City Water, Gas, and Hydro. Currently, the Main House spans 3,396 SQ/FT and offers 4 bedrooms, and 3 bathrooms, and a 2nd Home is 1,000 SQ/FT with 1 bedroom and 1 bathroom with a 750 SQ/FT Detached Garage. The property also has a 1,850 SQ/FT Building and a 650 SQ/FT Pole Barn. Fertile soil and is great for growing various crops like blueberries, and vegetables or for any livestock and or equestrian farm. The location is convenient, minutes away from all amenities and schools and offers easy access to Fraser Highway, and Highway #1.