

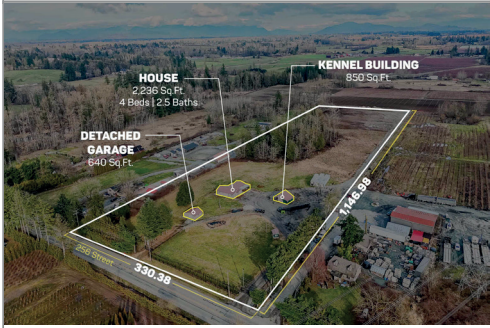
Active
R2852629
 Board: F, Detached
 House with Acreage

1848 256 STREET
 Langley
 Otter District
 V4W 2J9

\$3,375,000 (LP)
 (SP)

Days on Market: **0** List Date: **3/15/2024** Expiry Date: **3/15/2025**
 Previous Price: **\$0** Original Price: **\$3,375,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1974**
 Frontage (feet): **330.38** Bedrooms: **4** Age: **50**
 Frontage (metres): **100.70** Bathrooms: **3** Zoning: **RU-2**
 Depth / Size: **1146.98** Full Baths: **2** Gross Taxes: **\$7,593.89**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **9.90** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **001-592-149** Tour: **Virtual Tour URL**
 View: **Yes : Mount Baker**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**



HOUSE: 2,236 Sq.Ft., 4 Beds, 2.5 Baths
 DETACHED GARAGE: 640 Sq.Ft.
 KENNEL BUILDING: 850 Sq.Ft.

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely** Reno. Year: **2023**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None** Rain Screen:
 Fuel/Heating: **Electric** Metered Water:
 Outdoor Area: **Patio(s)** R.I. Plumbing:
 Type of Roof: **Metal**
 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: **Wall/Wall/Mixed**

Legal: **PARCEL A, LOT B, PLAN NWP4474, SECTION 13, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (H80294E)**
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Barn, Workshop Detached**
 Site Influences: **Private Setting, Private Yard, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	2,236	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	14'4x6'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	21'3x16'8			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	11'8x14'6			x	
Finished Floor (Basement):	0	Main	Kitchen	11'1x19'4			x	
Finished Floor (Total):	2,236 sq. ft.	Main	Den	12'5x11'7			x	
Unfinished Floor:	0	Main	Bedroom	8'1x11'2			x	Main 3
Grand Total:	2,236 sq. ft.	Main	Bedroom	12'4x11'			x	
		Main	Bedroom	11'9x8'11			x	
				x			x	Main 3
				x			x	
				x			x	
				x			x	

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**
 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: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 2: **Varun Seth - Cell: 604-360-1049** 3: Appointments: **Touchbase**
 Buyer's Broker 1: 3: Call: **TOUCHBASE**
 Buyer's Agent 1: 2: Phone: **604-360-1049**
 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.**

9.9 ACRES HOUSE & ACREAGE. 2,236 SQ/FT Fully renovated in 2023 home with 4 bedrooms and 2.5 bathrooms. The property has a second driveway access that leads to a Detached garage of 640 SQ/FT, plus there is an 850 SQ/FT Dog Kennel Building. Lots of open/ cleared space for Truck Parking and a great location to build an Estate Home (7,400 SQ/FT Buyer to verify). Close to all amenities and easy access to Fraser Highway, Highway #1, and USA Border.