

Active		24595 64 AVENUE		\$3,450,000 (LP)	
R2941921		Langley Salmon River V4W 1C3		(SP)	
Board: F, Detached House with Acreage				 	
	Days on Market: 0	List Date: 11/5/2024	Seller's Acceptance Date:		
	Orig. Price: \$3,450,000	Expiry Date: 5/30/2025	Subject Removal Date:		
	Prev. Price: \$0		Completion 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: \$1,730.64			
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2024			
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 - Wood		Parking: Add. Parking Avail., Open, RV Parking Avail.			
Exterior: Wood		Driveway Finish:			
Foundation: Concrete Perimeter		Dist. to Public Transit:			
Renovations: Addition, Completely		Dist. to School Bus:			
# of Fireplaces: 1 R.I. Fireplaces:		Title to Land: Freehold NonStrata			
Fireplace Fuel: Wood		Seller's Interest: Registered Owner			
Fuel/Heating: Baseboard, Electric, Wood		Land Lease Expiry Year:			
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Reno. Year: 2013			
Type of Roof: Asphalt		Rain Screen:			
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		Metered Water:			
Amenities: Barn, Garden, Swirlpool/Hot Tub, Workshop Detached		R.I. Plumbing:			
Site Influences: Greenbelt, Private Yard, Rural Setting, Treed		Fixtures Leased: No			
Features: Clothes Washer/Dryer		Fixtures Rmvd: No			
Municipal Charges:		Floor Finish:			
Garbage:					
Water:					
Dyking:					
Sewer:					
Other:					
Finished Floor (Main): 1,785	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above): 98	Above	Loft		14'1x7'2	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Family Room		16'10x13'4	Main 4
Finished Floor (Below): 0	Main	Dining Room		19'8x13'2	Main 4
Finished Floor (Basement): 1,070	Main	Primary Bedroom		15'6x12'3	Bsmt 4
Finished Floor (Total): 2,953 sq. ft.	Main	Kitchen		16'0x11'6	
Unfinished Floor: 0	Main	Foyer		7'6x6'7	
Grand Total: 2,953 sq. ft.	Main	Mud Room		9'6x6'7	
Flr Area (Det'd 2nd Res): sq. ft.	Main	Bedroom		14'0x11'7	
Suite: None	Bsmt	Bedroom		11'4x8'7	
Basement: Fully Finished	Bsmt	Bedroom		11'3x7'4	
	Bsmt	Media Room		17'2x10'1	
	Bsmt	Media Room		17'2x10'1	
	Bsmt	Flex Room		11'7x7'4	
Crawl/Bsmt. Ht: # of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:		
# of Kitchens: 1 # of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:		
	ByLaw Restrictions:				
List Broker 1: eXp Realty of Canada, Inc. - 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:					
Buyer's Broker 1:					
Buyer's Agent 1:					
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 provide 24 hour notice for showing. For more details and images, please browse out website at www.farmsinbc.com.					
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 a 1,000 SQ/FT Barn, an 800 SQ/FT Pole Barn, and a 240 SQ/FT Mobile Offer. Currently used as a Nursery Farm, with inground sprinkler systems, and individual hydrants for line-tuning irrigation excellent water supply. Close to all amenities, Thunder Bird Stadium, and easy access to Fraser Highway and Highway #1.					