


Active
R2952603
 Board: F, Detached
 House with Acreage

21363 64 AVENUE
 Langley
 Salmon River
 V2Y 1M4

\$4,495,000 (LP)
 (SP)



Days on Market: **0** List Date: **1/6/2025** Seller's Acceptance Date:
 Orig. Price: **\$4,495,000** Expiry Date: **1/6/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2021**
 Frontage (feet): **678.84** Bedrooms: **6** Age: **4**
 Frontage (metres): **206.91** Bathrooms: **6** Zoning: **RU-3**
 Depth / Size: **602.03(9.9)** Full Baths: **5** Gross Taxes: **\$19,487.91**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2024**
 Lot Area (acres): **9.93** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **002-347-741** Tour:
 View: **Yes : Mountain**

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stone, Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **5** Covered Parking: **5** Parking Access: **Front**
 Parking: **Garage; Double, Garage; Triple, Open**
 Driveway Finish: **Asphalt**
 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: **Laminate, Tile, Carpet**

Legal: **LOT 7, PLAN NWP15040, DISTRICT LOT 22, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP20914**

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

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry, Independent living, Storage**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,001	Main	Living Room	19'1x18'11	Above	Flex Room	11'11 x 13'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'8x18'11	Above	Bedroom	14'11 x 13'2	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'4x18'11	Above	Bedroom	14' x 22'5	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	7'10x9'11	Above	Bedroom	14'11 x 13'6	Above 3
Finished Floor (Total):	5,057 sq. ft.	Main	Family Room	14'11x20'3	Main	Living Room	16'3 x 20'10	Above 5
Unfinished Floor:	0	Main	Flex Room	15'2x13'7	Main	Bedroom	13'8 x 10'11	Above 3
Grand Total:	5,057 sq. ft.	Main	Laundry	9'7x8'1	Main	Bedroom	13'6 x 10'10	Above 3
Fir Area (Det'd 2nd Res):	sq. ft.	Bsmt	Other	6'11x4'10			x	
Suite: Legal Suite, Unauthorized Suite		Main	Foyer	6'6x9'10			x	
Basement: None		Main	Office	11'11x13'10			x	
		Main	Patio	22'10x10'6			x	
		Above	Primary Bedroom	16'3x16'9			x	
		Above	Patio	17'x8'6			x	

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **20**

Manuf Type: Registered in MHR?: PAD Rental:
 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: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**
 List Broker 2: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3: Appointments: **Touchbase**
 Buyer's Broker 1: 3: Call: **TOUCHBASE**
 Buyer's Agent 1: 2: Phone: **604-418-2937**
 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.**

NEW ESTATE HOME ON 9.93 ACRES! This centrally located property includes 5,057 SQFT Estate Home with 6 Beds/6 Baths, 624 SQFT Attached Garage, Spice Kitchen, Theatre Room, Office, and In-Law Suite. Property also includes a separate 1,170 SQFT Coach Home with 2 Beds/1 Bath above a 1,277 SQFT Detached Garage. With features like an Enclosed Basketball Court, Built-in BBQ, Firepit, and Hot Tub Gazebo - This is the perfect entertainer's home. Located on the corner of Glover Road and 64th Avenue in Langley, this property provides massive advertising potential and is ideal for Nurseries, Farm Gate Sales, or parking up to 3 Commercial Trucks. Call for more information about Potential Income and Tax Benefits.