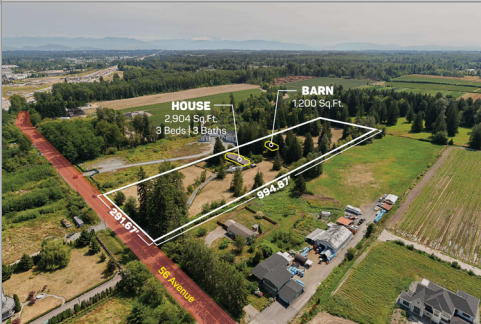


Active
R3031715

 Board: F, Detached
 House with Acreage

25940 56 AVENUE

 Langley
 Salmon River
 V4W 1J7

\$2,325,000 (LP)
 (SP)


Days on Market: 0	List Date: 8/6/2025	Seller's Acceptance Date:
Orig. Price: \$2,325,000	Expiry Date: 8/4/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1978
Frontage (feet): 291.67	Bedrooms: 3	Age: 47
Frontage (metres): 88.90	Bathrooms: 3	Zoning: RU-3
Depth / Size: 994.87	Full Baths: 3	Gross Taxes: \$778.86
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2023
Lot Area (acres): 6.43	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain:	P.I.D.: 008-709-289	Tour: Virtual Tour Link
View: No		

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

 Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

Style of Home: Basement Entry	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Triple, Open, RV Parking Avail.		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Seller's Interest: Registered Owner		
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Natural Gas, Wood	Fixtures Leased: No		
Fuel/Heating: Forced Air	Fixtures Rmvd: No		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish:		
Type of Roof: Metal			

 Legal: **LOT 7, PLAN NWP20227, SECTION 1, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

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

 Amenities: **Barn**

 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,627	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Recreation Room	13'9"x24'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Nook	9'10"x10'1			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'11"x12'			x	
Finished Floor (Basement):	0	Main	Laundry	5'x3'			x	
Finished Floor (Total):	1,627 sq. ft.	Main	Family Room	14'x18'4			x	
Unfinished Floor:	1,277	Main	Bedroom	10'9"x10'8			x	Main 4
Grand Total:	2,904 sq. ft.	Main	Bedroom	10'9"x10'8			x	
		Main	Primary Bedroom	12'11"x12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	Below 3
				x			x	
				x			x	
				x			x	

 Suite: **None**
 Basement: **Partly Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

 Manuf Type:
 MHR#:

 Registered in MHR?:
 CSA/BCE:

 PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**
 List Broker 2:
 List Desig Agt 2:
 Buyer's Broker 1:
 Buyer's Agent 1:
 Owner:
 Commission:

 List Broker 3:
nav@farmsinbc.com

3:

3:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-360-1049**

 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 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

6.43 ACRES House and Acreage! This property features a 2,904 SQ/FT Home with 3 Bedrooms, 3 Bathrooms, and a partially finished basement. Great location to build an Estate Home with City Water, Natural Gas, and Hydro. Includes a 1,200 SQ/FT Barn. Close to all amenities and on Truck Route with easy access to Highway #1, Highway #13, Fraser Highway, and the USA Border.