

24576 64 AVE., LANGLEY

\$5,950,000



Sold Date: Frontage (feet): **1,132.2** Original Price: **\$5,950,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2001**
 Depth / Size: **1327.76** Bathrooms: **2** Age: **20**
 Lot Area (sq.ft.): **2,098,720.00** Full Baths: **2** Zoning: **SR-1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$15,350.23**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **029-266-262**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic**

Style of Home: Manufactured/Mobile	Total Parking: Covered Parking: Parking Access:
Construction: Manufactured/Mobile	Parking: Open
Exterior: Vinyl	Dist. to Public Transit: Dist. to School Bus:
Foundation: Preserved Wood	Title to Land: Freehold NonStrata
Rain Screen: Reno. Year:	Property Disc.: No
Renovations: R.I. Plumbing:	PAD Rental:
# of Fireplaces: 0 R.I. Fireplaces:	Fixtures Leased: No
Fireplace Fuel:	Fixtures Rmvd: No
Water Supply: Well - Drilled	Floor Finish:
Fuel/Heating: Propane Gas	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Asphalt	

Legal: **LOT 88 PLAN NWP64140 PART1 NW SECTION 2 TOWNSHIP 11 LAND DISTRICT 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'5 x 11'10			x			x
Main	Living Room	16'8 x 16'7			x			x
Main	Master Bedroom	18'4 x 15'1			x			x
Main	Bedroom	20'1 x 12'7			x			x
Main	Bedroom	10'6 x 9'3			x			x
Main	Dining Room	13'6 x 12'2			x			x
Main	Eating Area	12'7 x 11'8			x			x
Main	Laundry	9'2 x 6'10			x			x
Main	Mud Room	9'11 x 8'5			x			x
		x			x			x

Finished Floor (Main): 1,800	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3			No	Pool:
Finished Floor (Total): 1,800 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz: 40x16
	Beds in Basement: 0 Beds not in Basement: 3	5			No	Door Height:
Unfinished Floor: 0	Basement: Full, Fully Finished, Partly Finished	6			No	
Grand Total: 1,800 sq. ft.		7			No	
		8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

48 acre located in next to residential subdivision in prime area of Langley. Zoned Suburban residential one acre this property has great future potential.



BC PROPERTY

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