


Active
R2322407
 Board: F, Detached
 House with Acreage

3332 248 STREET
 Langley
 Otter District
 V4W 1X7

\$2,795,000 (LP)
 (SP)

D H T W F M



Days on Market: **41** List Date: **11/9/2018** Expiry Date: **4/29/2019**
 Previous Price: **\$0** Original Price: **\$2,795,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **151.00** Approx. Year Built: **1994**
 Depth / Size: **1296** Frontage (metres): **46.02** Age: **24**
 Lot Area (sq.ft.): **0.00** Bedrooms: **4** Zoning: **RU-3**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$2,766.55**
 Council Apprv?: Full Baths: **3** For Tax Year: **2018**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-874-550**
 View: **Yes: Mountain view** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Open**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tile - Concrete**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : Provided upon acceptance**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish:

Legal: **PL NWP33659 LT 14 LD 36 SEC 26 TWP 10. PART SW 1/4, EXCEPT PLAN 45868, 62887, MHR# 100838. 100838 CSA# MS2330** Municipal Charges
 Amenities: **Barn** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Central Location, Cleared, Private Setting, Private Yard**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 22'7"	Main	Den	21' x 13'1"			x
Main	Family Room	15'3" x 14'	Main	Bedroom	12'3" x 20'7"			x
Main	Solarium	15'7" x 9'9"	Above	Master Bedroom	27' x 22'3"			x
Main	Patio	21'5" x 14'1"	Above	Walk-In Closet	8' x 7'			x
Main	Kitchen	16'5" x 11'7"	Above	Bedroom	11'11" x 11'6"			x
Main	Foyer	10'4" x 12'1"	Above	Bedroom	11'6" x 12'3"			x
Main	Dining Room	11'4" x 12'	Main	Kitchen	8'6" x 8'6"			x
Main	Nook	9'1" x 9'10"	Main	Dining Room	3'7" x 5'3"			x
Main	Family Room	13'10" x 24'7"	Main	Living Room	6'4" x 11'4"			
Main	Recreation	22'7" x 18'6"	Main	Kitchen	6'4" x 11'4"			

Finished Floor (Main):	3,348	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,167	# of Kitchens: 3	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	2	No	Pool:
Finished Floor (Total):	4,515 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	4,515 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

List Broker 1: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180** List Broker 2:
 List Sales Rep 1: **Navdeep Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Sales Rep 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Gunter Peter Paul Muller & Peter Temple Stroud**
 Commission: **S-1.35% BAL** Occupancy: **Owner**

Appointments:
 Call: **Touchbase**
 Phone: **TOUCHBASE ONLY**
604-782-0988

Realtor Remarks: **All measurements are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse on our website at www.farmsinbc.com**

13.33 Acre Hobby Farm and TWO HOMES & Acreage!! Located in a central location and offers amazing views of the surrounding country side and mountains. Included is a meticulously maintained 4 bdrms, 4 bath 4,516 SQFT home, a 2bdm, 2 bath mobile home and a 2,000 SQFT barn. Great opportunity for an equestrian farm setup or a hobby farm. The property provides quick and easy access to 264 Street, 232 Street, Fraser Highway, Highway 1! and the U.S. Border!