

Active
R2294044
 Board: F, Detached
 House with Acreage

2672 256 STREET

Langley
 Otter District
 V4W 1Y6

\$2,695,000 (LP)

(SP)



Days on Market: **4** List Date: **7/30/2018** Expiry Date: **10/30/2018**
 Previous Price: **\$0** Original Price: **\$2,695,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **305.00** Approx. Year Built: **1969**
 Depth / Size: **1291(9.02AC** Frontage (metres): **92.96** Age: **49**
 Lot Area (sq.ft.): **0.00** Bedrooms: **4** Zoning: **RU-3**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$1,371.13**
 Council Apprv?: Full Baths: **3** For Tax Year: **2017**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-445-860**
 View: **Yes: MOUNTAIN VIEW** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

CSA/BCE:
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : PROVIDED UPON ACCEPTANCE**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Tile**

Legal: **PL NWP27368 LT 1 LD 36 SEC 24 TWP 10. PART SW 1/4, EXC: PCL A (EXPL PL 36343).** Municipal Charges

Amenities: **Barn, Pool; Outdoor, Sauna/Steam Room, Wheelchair Access, Workshop Detached**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Swimming Pool Equip., Wet Bar**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	17' x 20'	Main	Dressing Room	9' x 19'			x
Main	Bedroom	10' x 6'	Main	Bedroom	12' x 12'			x
Main	Bedroom	14' x 11'	Main	Kitchen	9' x 7'5			x
Main	Living Room	30' x 20'	Main	Living Room	9' x 7'5			x
Main	Foyer	4' x 12'						x
Main	Dining Room	26' x 12'						x
Main	Kitchen	15' x 15'15						x
Main	Den	15' x 20'						x
Main	Solarium	10' x 18'						x
Main	Sauna	6' x 9'						x

Finished Floor (Main): 3,538	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	Yes	Barn: 32x52
Finished Floor (Below): 0	# of Levels: 1	2	Main	3	No	Workshop/Shed: 20x34
Finished Floor (Basement): 0	Suite: Legal Suite	3	Main	4	No	Pool: 20x35
Finished Floor (Total): 3,538 sq. ft.	Crawl/Bsmt. Height:	4	Main	2	No	Garage Sz:
Unfinished Floor: 588	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total: 4,126 sq. ft.	Basement: Unfinished	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** Appointments: **Touchbase**
 List Sales Rep 2: **3:** Call: **Touchbase Only**
 Sell Broker 1: Phone: **604-782-0988**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Mark Simon Rosenman & Marsoe Camille Larose**
 Commission: **S-3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Owner**

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**

9.02 Acre Hobby Farm and Equestrian Facility!! Amazing views of the surrounding country side and mountains along with a beautiful park-like landscape setting throughout the property. Enjoy the meticulously maintained and completely renovated high ceiling 4,100 SQFT rancher home, which offers updated Jenn-Air appliances and a private swimming pool along with a dry sauna. The current equestrian setup includes a 1,664 SQFT 5 stall barn a 680 SQFT workshop, 1,150 SQFT Pole barn, a round pen and a large all weather outdoor riding arena! The property provides quick and easy access to 264 Street, Fraser Highway, Highway #1 and the U.S. Border!