



Presented by:
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Sutton Grp-West Coast Realty

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Active
R2175980
Board: F
House/Single Family

5774 244B STREET

Langley
Salmon River
V2Z 1G7

Residential Detached

\$1,190,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): **92.77** Original Price: **\$1,190,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1982**
Depth / Size: **229.6** Bathrooms: **3** Age: **35**
Lot Area (sq.ft.): **21,300.00** Full Baths: **3** Zoning: **SR-3**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,765.59**
Rear Yard Exp: **East** For Tax Year: **2017**
Approval Req?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **002-770-172**
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL NWP61406, LT 130, LD 36, SEC. 10, TWP 11**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 12'			x			x
Main	Living Room	17' x 14'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Family Room	20' x 12'			x			x
Main	Bedroom	15' x 11'			x			x
Main	Bedroom	15' x 11'			x			x
Main	Den	11' x 10'			x			x
Above	Master Bedroom	15' x 11'6			x			x
Above	Bedroom	12' x 9'			x			
Above	Bedroom	12' x 9'			x			

Finished Floor (Main): **1,800**
Finished Floor (Above): **700**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,500 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,500 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Above	3	Yes
2	Main	4	No
3	Main	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage - Wolstencroft**

Great area and a Great lot. House appears to be in good order and well cared for. Carport developed into two bedrooms without permit. Please allow time for showings.